Karen Johnson Davidson County
Batch# 1006808 DEEDWARR
05/23/2023 03:37:30 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20230523-0038874

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6603

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 2023.

Notary Public

COMMISSION EXPIRES: _____

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Russell E. Roberts Patricia A. Roberts	NEW OWNER	045-00-0-017.00
(NAME)	(NAME)	
4434 Bull Run Road		
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,, **SHARON ANTHONY WEESNER, a/k/a SHARON E. ANTHONY, and DONNA R. ANTHONY, formerly having been all of the partners of ANTHONY RENTALS, a Tennessee general partnership which has been dissolved**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSSELL E. ROBERTS AND PATRICIA A. ROBERTS, HUSBAND AND WIFE, MATTHEW E. ROBERTS, UNMARRIED AND MELISSA A. ROBERTS, UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, in December, 1958, and revised January 19, 1959, as follows:

Beginning at a point in the center of Old Post Road, said point being north 88° west 470 feet from a sugar tree sprout with triple white walnut pointers in the western boundary line of the property conveyed to Jesse M. Copeland and wife by deed from S. A. Watson and wife, of record in Book 2876, page 315, Register's Office for said County; thence with the center of said Old Post Road; north 25° west 285 feet to a point; thence north 30" west 200 feet to a point; thence north 12' east 340 feet to a point; thence north 5° east 235 feet to a point; thence with an old post road north 12° west 575 feet to a point; north 50° west 380 feet to a point; thence north 30° west 510 feet to a point; thence north 40° west 290 feet to a point; thence west 70 feet to a stake in Nolan, formerly Nickens, south boundary; thence south 577 feet to a stake; thence south 5° 30' east 103 feet to a stake and an 8 inch hickory; thence south 46° 45' west 215 feet to a 10 inch black oak; thence south 69° 30' west 283 feet to a point at three 12 inch white oaks; thence south 0° 30' west 1551 feet to a planted stone; thence south 88° east 1450 feet to the point of beginning, containing 56.82 acres, more or less.

Being the same property conveyed to Sharon Anthony Weesner, being one and the same and also known as Sharon E. Anthony, and Donna Ray Anthony, being one and the same and also known as Donna R. Anthony, by Quitclaim Deed from Anthony Rentals, a Tennessee general partnership, dated May 17, 2023 and recorded on May _____, 2023 in Instrument No. ____202305230038873____ in the Register's Office for Davidson County, Tennessee, having been previously conveyed to Anthony Rentals by Quitclaim Deed dated 01/19/2009 and recorded 01/26/2009 in Instrument Number 20090123-0006177, in said Register's Office, the last and most recent Quitclaim Deed referenced above being in connection with the dissolution and winding up of the business and affiars of said partnership, and being a conveyance of this partnersip property by the partnership to the partners therein as an in kind distribution thereof.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of May, 2023.

Sharon Anthony Weesner, a/k/a
Sharon E. Anthony, Grantor

Donna Ray Anthony, Grantor

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Sharon Anthnoy Weesner a/k/a Sharon E. Anthony and Donna Ray Anthony, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who in my presence executed the within instrument and upon oath acknowledged that they did so as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 17th day of May, 2023.

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Notary Public

Commission Expires: _____

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 17th day of May, 2023.

05/17/2023

Ernest D. Bennett, III, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 17th day of May, 2023.

ANTHONY N. GRECO NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT. 2, 2024

Commission Expires: Sept. 2, 2024

Notary Public