WARRANTY DEED

Karen Johnson Davidson County
Batch# 1013736 DEEDWARR
06/09/2023 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230609-0044114

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

MST 2023-0419

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Bybee and Sean Jungels	Erin Bybee and Sean Jungels	
(NAME)	(NAME)	
0 Drakes Branch Road	5005A Georgia Avenue	048-00-0-071.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37209	
(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, WE, **Kevin Wade Kilgore, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean Jungels and Erin N. Bybee, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 2: (10.59 acres, Map/Parcel 48-71): Beginning at a stone near the East margin of Drakes Branch Road; thence North 1 degree East 44.9 feet to an iron pin in the J.R. and Minnie Fulton Line; thence North 68 degrees 30 minutes East 232.65 feet to an iron pin; thence South 19 degrees 30 minutes East 168 feet to an iron pin near the old cemetery; thence South 89 degrees East along the old fence 748.6 feet to a stone on the ridge; thence South 21 degrees East 135 feet to a stone; thence South 17 degrees West 247.5 fee to a stake; thence South 4 degrees East 134 feet to a stone in the Claude McCool line; thence North 89 degrees West 913.3 feet with the Claude McCool line to an iron pin in the center of Drakes Branch Road; thence North 10 degrees West 532.5 feet to the point of beginning and containing 11.656 acres, and being all of the George F. McCool lands lying on the Easterly side of Drake Branch Road.

INCLUDED IN THE FOREGOING TRACT 2, BUT EXPRESSLY EXCLUDED FROM THIS TRACT IS A 1.04 ACRE, FURTHER DESCRIBED AS FOLLOWS:

Tract 1: (1.04 acres Map/Parcel 48-272): Land in Davidson County, Tennessee, being Lot No. 1 of McCool's One Lot Subdivision of record in Plat Book 7900, Page 620, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Edna J. Wilson, unmarried by Warranty deed from Ryen C. Ogg, unmarried of record in Instrument No. 20130808-0083312 Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 08, 2013. (Value or consideration as shown in aforementioned deed $139,900.00.)

Being a portion of the same property conveyed to Kevin Wade Kilgore, unmarried by Quitclaim Deed from Edna J. Wilson, unmarried of record in Instrument No. 20230207-0008839, Register's Office for Davidson County, Tennessee, dated October 13, 2022 and recorded on February 07, 2023. (Value or consideration as shown in aforementioned deed $0.00.)

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 620, Register's Office for Davidson County, Tennessee. Any dedication of the Land, or part thereof, for cemetery or burial purposes and public or private rights created thereby. All conveyances, whether recorded or unrecorded, of grave lots, tracts or spaces, or easements therein, and all terms and provisions, including but not limited to those pertaining to maintenance, perpetual care or other trust obligations, contained in such conveyances or other cemetery related instruments. All outstanding burial rights, whether evidenced of record or not. All dedications of streets, roads and ways with said Land. Rights of ingress and egress to and from grave lots, tracts or spaces with said land, however created. Subject to the flow of any creeks, streams, or branches across subject property. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This property, known as 0 Drakes Branch Road, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 my/our hand(s) this 6th DAY OF June, 2023.

Kevin Wade Kilgore

Kevin Wade Kilgore

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kevin Wade Kilgore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of June, 2023.

Notary Public

My commission expires: 3/23/27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County
My Commission Expires 3-23-2027

True Copy Certification

I, Yvette Meldrum, 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 June 7, 2023.

Affiant Signature

June 7, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of June 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025