WARRANTY DEED

Karen Johnson Davidson County
Batch# 1014219 **DEEDWARR**
06/12/2023 02 47 23 PM 2 pgs
Fees $13 00 Taxes $2,368 00

20230612-0044687

DM-C-23-7501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Nathan S. Forrester and Tyler A. Banks	new owner	
(NAME)	(NAME)	**088 00 0 032 00**
7501 Lakeview Dr		**088-00-0-069 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLYDE R. GENSERT AND WIFE, CHRISTINE M. GENSERT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN S. FORRESTER AND TYLER A. BANKS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

(Parcel 1)

A certain tract or parcel of Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by George W Watkins, surveyor, May 5, 1961, as follows

Beginning at an iron pin on the Southerly margin of Lakeview Drive at the Northwest corner of Tract No 2 conveyed to Otho Lee Hunt, et ux, by Deed from Fred Webb Jackson, et ux, of Record in Book 3223, Page 410, Register's Office for said County, Thence with the Southerly margin of said drive Southwesterly 300 feet, Thence South 35 Degrees 15 Minutes East 438 feet, Thence North 3 Degrees East 29 feet, Thence South 84 Degrees East 61 feet to a SNAG, Thence North 66 Degrees 30 Minutes East 250 feet to an iron pin, Thence North 37 Degrees West 489 feet to the beginning, Containing 3 16 acres, more or less

Being the same property conveyed to Clyde R Gensert and wife, Christine M Gensert, by Warranty Deed from Charlie Harrison and wife, Bonnie Harrison, of record in Book 7232, Page 7, in the Register's Office of Davidson County, Tennessee, dated May 07, 1987 and recorded on May 11, 1987

(Parcel 2)
Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee located West of River Road, South of Lakeview Drive, being Lot No 20 of map A referenced on the first pages of this deed and being more particularly described as follows

Beginning at an iron pin set in the centerline of a T V A Transmission line and in the East line of David Lee Synder of record in Deed Book 6157, Page 236, Register's Office of Davidson County,
Thence, with said Snyder, N45 degrees 20'22" W, 17 04 feet to an iron pin set,
Thence, N42 degrees 13'23" W, 100 00 feet to an iron pin set,
Thence, with said Snyder and Albert Synder of record in Deed Book 4847, Page 842, Register's Office of Davidson County, N43 degrees 43'07" E, 187 57 feet to an iron pin set,
Thence, N35 degrees 27'41" E, 49 00 feet to an iron pin set,
Thence, N59 degrees 25'19' E, 108 55 feet to an iron in set in the Southerly line of Clyde Gensert of record in Deed Book 7232, Page 7, Register's Office of Davidson County,
Thence, with Gensert, N15 degrees 28'38" E, 29 00 feet to an iron n set,
Thence, S77 degrees 13'41" E, 61 00 feet to an iron pin set,
Thence, N67 degrees 42'03" E243 05 feet to an iron pin set;
Thence, with Lot 21 S34 degrees 18'13" E, 369 22 feet to an iron pin set in the centerline of T V A Transmission Line, Thence, with said centerline, S80 degrees 00'43" W, 682 73 feet to the point of beginning containing 174,530 square feet or 4 01 acres, more or less, according to a survey made by Crawford Land Surveyors, P C dated April 24, 1998

CLYDE GENSERT A/K/A
CLYDE R GENSERT
CHRISTINE GENSERT A/K/A
CHRISTINE M GENSERT

Being the same property conveyed to Clyde Gensert, aka Clyde R Gensert, and wife, Christine Gensert, aka Christine M Gensert, by Warranty Deed from William E Kantz, Jr , of record in Book 11002, Page 64, in the Register's Office of Davidson County, Tennessee, dated June 25, 1998 and recorded on July 01, 1998

This conveyance is subject to
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq
- Easement recorded in Book 1881, Page 322 (Parcel 2)
- Easement for Grant of Transmission Line, recorded in Book 1881, Page 372 (Parcel 2)
- Easement for Water Line, recorded in Book 5566, Page 109; Book 5608, Page 811 and Book 5942, Page 501 (Parcel 2)
- Easement for Private Roadway, recorded in Book 11001, Page 989 (Parcel 2)
- Easement for Temporary Access, recorded in Book 11001, Page 983 and Book 11002, Page 1 (Parcel 2)
- Easement for Septic Field, recorded in Book 11002, Page 5, Book 11002, Page 6; Book 11002, Page 7 and Book 11002, Page 9 (Parcel 2)
- Title to that portion of the land lying below the ordinary low water mark of Unnamed Branch (Both Parcel)
- Easement for the flow of the waters of Unnamed Branch (Both Parcel), and the rights of the public therein
- Rights of upper and lower riparian owners to the flow of the waters of the Unnamed Branch (Both Parcel), free from diminution or pollution
- No coverage is provided as to the amount of acreage or square footage of the land
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **7501 Lakeview Dr & River Road, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th DAY OF JUNE, 2023

Clyde R Gensert

Christine M Gensert

BEING THE SAME PROPERTY FURTHER CONVEYED TO THE GRANTOR BY DEED OF RECORD IN INSTRUMENT NUMBER 20230612-0044084, SAID R.O.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of June, 2023

Notary Public
My Commission Expires
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of June, 2023

Notary Public
My Commission Expires
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212