Karen Johnson Davidson County
Batch# 1014908 DEEDWARR
06/14/2023 09:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,812.63
20230614-0045267

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Garrett Dillon Conrad
2335 Granny Wright Lane
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
FirstBank Mortgage c/o Specialized Loan Servicing
P.O. BOX 60535
Industry, California 91716-0535

MAP 123-00
GROUP
PARCEL 096

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stan Kubacki and Norma Kubacki, a married couple,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Garrett Dillon Conrad and Kathryn Elizabeth Conrad, 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:

See Exhibit "A"

Being the same property devised to Stan Kubacki and Norma Kubacki, a married couple by Executor's Quitclaim Deed from Stephen Y. Duncan, by Last Will and Testament of Teela Comstock Stephens filed for probate in Docket No. 22P2278, Probate Court, Davidson County, Tennessee, of record in Instrument no. 20230530-0040685, corrected by Scrivener's Error Corrective Affidavit, of record in Instrument No. 20230606-0043031, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

This is **improved** property known as **2335 Granny Wright Lane, Hermitage, Tennessee 37076.**

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,

GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **13th** day of **June, 2023.**

Stan Kubacki

Norma Kubacki

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Stan Kubacki and Norma Kubacki, a married couple**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of June, 2023.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/2/2024

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $489,900.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of June, 2023.

NOTARY PUBLIC

My Commission Expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

Exhibit "A"

Land situated and lying in the 4th Civil District of Davidson County, Tennessee, the same being three separate tracts described according to the unrecorded survey of Carroll Dean Carman, Tennessee Registered Land Surveyor Number 910, dated March 22, 1993, as follows:

Beginning at an iron pint in the westerly right-of-way of Granny Wright Lane, said point being the southeasterly corner of the Tract herein described and also being the northeasterly corner of Tract No. 1 (James W. Miller) of said lands; thence with the northerly line of the said Tract No. 1, North 79 degrees 59 minutes 07 seconds West 899.49 feet to an iron pin in the common line with the U.S. Corps of Engineers; thence with the U.S. Corps of Engineer's line North 25 degrees 24 minutes 11 seconds East 61.68 feet to an iron pin; thence continuing with the Corps of Engineers' line North 25 degrees 24 minutes 11 seconds East 61.68 feet to an iron pin; thence continuing with the Corps of Engineers, North 26 degrees 31 minutes 26 seconds West 438.74 feet to an iron pin at the northeasterly corner to this Tract, said point also being the southeasterly corner of Tract No. 3 (Norma J. Kubacki) of said land; thence with the southerly line of the said Tract No. 3, South 82 degrees 58 minutes 38 seconds East 1,120.35 feet to an iron pin in the westerly right-of-way of Granny Write Lane, said point being the northeasterly corner of the Tract herein described and also being the southeasterly corner of Tract No. 3 of said lands; thence with the said road right-of-way South 6 degrees 54 minutes 39 seconds West 471.14 feet to the point of beginning, and containing 10.068 acres, more or less.

Included in the above description but specifically excluded herein is that portion conveyed to Timothy A. Hill and wife, Romney Hill by Quitclaim deed of record in Book 11235, Page 341, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Being a tract or parcel of land lung in Davidson County, Tennessee and being the Southerly portion of the Romney Shick and Timothy A. Hill Property shown as Parcel 96 on Tax Map 123 for Davison County and described as follows:

Beginning at a rock with "X" mark in the west R.O.W. of Granny White Lane and being the Southeast corner of the herein described property; thence leaving the R.O.W. North 79 deg 50 min. 37 sec. West, 899.04 feet to an iron rod in the U.S.A. property line; thence with said U.S.A. property North 25 deg. 25 min. 22 sec. East, 61.67 feet to an T-Bar marker; thence North 26 deg. 32 min. 57 sec. West, 188.35 feet to an iron rod; thence leaving U.S.A property and severing said property South 82 deg. 59 min. 57 sec. East 981.99 feet to an iron rod in the West R.O.W. of said Lane; thence with said R.O.W. South 6 deg. 54 min. 39 sec. West, 262.61 feet to the point of beginning and containing 5.03 acres. According to a survey made by E.P. Hall, TN R.L.S. #838, 6015 Benders Ferry Road, Mt. Juliet, TN 37122, dated February 27, 1996.

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 13, 2023.

Date

Affiant Signature

6/13/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of June, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025