Karen Johnson Davidson County
Batch# 1044066 DEEDWARR
08/29/2023 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $18.50
20230829-0067724

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
William Sugg	William Sugg	039 00 0 064.00
(NAME)	(NAME)	
924 Fallview Trail	924 Fallview Trail	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Joseph M. Ingram and wife, Wendy M. Ingram**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William Sugg, unmarried**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being land situated in the 1st Council District of Davidson County, Tennessee, being a and is more particularly described as follows;

Commencing at the approximate intersection of Dry Fork Road & Waller Road, in a northerly direction 866+/- feet to a Mag-Spike set by Dale & Associates, with a washer, at a point in the center line of Dry Fork Road, on the existing westerly margin of Oceola Avenue, at approximate Tennessee state plane coordinate location of, N:702,845.18, E:1,717,244.05, at the southwesterly most corner of the subject property and being the point of beginning of herein described right of way dedication;

with the approximate center line of Dry Fork Road for the next four (4) calls;
thence, North 22°27'13" West, a distance of 38.50 feet to a Mag-Spike set by Dale & Associates, with a washer;
thence, North 19°42'18" West, a distance of 193.59 feet to a Mag-Spike set by Dale & Associates, with a washer;
thence with a curve turning to the left with an arc length of 137.61 feet, with a radius of 449.43 feet, with a chord bearing of North 29°10'06" West, with a chord length of 137.08 feet to a Mag-Spike set by Dale & Associates, with a washer;
thence, North 37°57'22" West, a distance of 220.13 feet to a Mag-Spike set by Dale & Associates, with a washer, at the southwest corner of Robert Bobel and wife Deborah G. Bobel, of record in Deed Book 6831, Page 931, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN);

thence leaving said road with Bobel southerly line, North 62°47'23" East, a passing a 5/8" iron rod set, by Dale and Associates, having a pink cap at 66.55 feet, going a total distance of 102.52 feet to a point, in the approximate center line of Clarksville Pike, U.S. Highway 41/State Route 112;

thence with said center line, with a curve turning to the right with an arc length of 729.19 feet, with a radius of 2864.79 feet, with a chord bearing of South 33°12'13" East, with a chord length of 727.22 feet to a point at the northeast corner of William Sugg property, of record in instrument number 20221207-0127541 R.O.D.C., TN;

thence leaving said margin with Sugg northerly line, North 76°18'12" West, a passing a 5/8" iron rod set, by Dale and Associates, having a pink cap at 45.62 feet, passing a 5/8" iron rod set, by Dale and Associates, having a pink cap at 197.01 feet going a total distance of 213.30 feet to the point of beginning of herein described land.

Being part of the same property conveyed to Joseph M. Ingram and wife, Wendy M. Ingram, by Warranty Deed from Ernest D. Bennett, III, Atty-in-Fact, for Samuel L. Ingram, Jr., of record in Book 11428, Page 572, in the Register's Office of Davidson County, Tennessee, dated April 9, 1999 and recorded on April 12, 1999. See Power of Attorney of record in Book 11428, Page 572, in said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☒
This is improved ☐ Clarksville Pike, Whites Creek, TN 37189
(House No.) (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.

Effective the 24th day of August, 2023.

Joseph M. Ingram

Wendy M. Ingram

STATE OF TENNESSEE

COUNTY OF Davidson

On this 24th day of August, 20 23, before me personally appeared Joseph M. Ingram and Wendy M. Ingram, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 8/24/23 (date of document).

Affiant Signature

8/29/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON