Karen Johnson Davidson County
Batch# 1055537 DEEDWARR
09/29/2023 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,663.15
20230929-0076595

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-21572-TT

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th DAY OF September, 2023.

NOTARY PUBLIC
My Commission expires:

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 23090001

Address of New Owner
Douglas Edward Bontrager and Cathy Fitzgerald Bontrager
3932 Old Clarksville Pike
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
021-00-0-005.06

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Donald Ray Gurley and Peggy Sue Gurley, fka Peggy Sue Johnson,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Douglas Edward Bontrager and Cathy Fitzgerald Bontrager, Husband and wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a point on the northerly margin of Old Clarksville Pike, 400 feet West of Bidwell Road; thence with the northerly margin of Old Clarksville Pike, North 76 degrees 15 minutes West 193 feet to the beginning of a curve having a radius of 1070 feet; thence around said curve in a northwesterly direction 210.1 feet to a point; thence North 2 degrees 29 minutes East 261.64 feet to a point; thence South 87 degrees 30 minutes East 465.48 feet to a point; thence South 13 degrees 45 minutes West 330 feet to the point of beginning, containing 3.04 acres, more or less.

Being the same property conveyed to Donald Ray Gurley by Warranty Deed from Debra Ann Ward, unmarried, dated 10/17/2001 and recorded on 10/24/2001 in Instrument No. 20011024-0116214, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Donald Ray Gurley and Peggy Sue Johnson by Quitclaim Deed from Donald Ray Gurley dated 01/25/2010 and recorded on 02/26/2010 in Instrument No. 20100226-0014815, RODCT.

*Peggy Sue Gurley and Peggy Sue Johnson is one and the same person.

This is property generally located:
3932 Old Clarksville Pike, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

- 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.
- Subject to the right of way of Old Clarksville Pike.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Donald Ray Gurley and Peggy Sue Gurley** have caused this instrument to be executed, this the 28 day of Sept, 2023.

Donald R. Gurley
Donald Ray Gurley

Peggy Sue Gurley
Peggy Sue Gurley

STATE OF
COUNTY OF Weakley

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Donald Ray Gurley and Peggy Sue Gurley,** 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.

This the 28 day of Sept, 2023.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 9/28/2023

Rozalind Ruth
Affiant Signature

9/29/2023
Date

State of Tennessee
County of Davidson

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

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires