Karen Johnson Davidson County
Batch# 1062430 DEEDWARR
10/18/2023 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $591.63
20231018-0081673

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST23-090742

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jessica Davis	Jessica Davis	
(NAME)	(NAME)	
9520 Wexcroft Drive	9520 Wexcroft Drive	015-00-0-089.01
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($159,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **REBECCA URTZ AND RONNI WINEGAR,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA DAVIS, A SINGLE WOMAN,** 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 lying in the 1st Council District of Davidson County, Tennessee, and being more particularly described according to a Survey by Burns & Assoc., Inc., dated March 5, 2004; as follows, to-wit:

BEGINNING at a concrete monument (old), said point being the southwestern most corner of the herein described parcel, the northwestern most corner of a parcel belonging to Billie Randolph, as evidenced by Instrument of record in Book 6247, Page 368, Register's Office for Davidson County, Tennessee, and also falling on the easterly margin of Wilkinson Road; THENCE, along the easterly margin of Wilkinson Road, 25 feet from and parallel to the centerline of said Road around a curve to the left, said curve having a radius of 397.51 feet and an arc length of 196.61 feet, North 26 degrees 52 minutes 02 seconds East 194.61 feet to an iron rod (new); THENCE, continuing along the easterly margin of Wilkinson Road,

North 21 degrees 41 minutes 47 seconds East 31.35 feet to an iron rod (new), said point being the northwestern most corner of the herein described parcel and falling on the southerly margin of Morgan Road; THENCE along the southerly margin of Morgan Road, 25 feet from and parallel to the centerline of said Road, South 83 degrees 07 minutes 58 seconds East 195.21 feet to an iron rod (new); THENCE continuing along the southerly margin of Morgan Road, around a curve to the left, said curve having a radius of 1044.75 feet and an arc length of 95.25 feet, South 85 degrees 44 minutes 42 seconds East 95.21 feet to an iron rod (new), said point.being the westerly most corner of a parcel belonging to L. Osaile as evidenced by Instrument recorded in Book 2543, Page 27, Register's Office of Davidson County; THENCE leaving said margin along the westerly line of the L. Osaile parcel, South 58 degrees 30 minutes 00 seconds East 36.07 feet to an iron rod (new}; THENCE continuing along the westerly line of the L. Osaile parcel south 69 degrees 30 minutes 00 seconds East 168 feet to an iron rod (new), said point being the northeastern most corner of the herein described parcel, and the southerly most corner of the L. Osaile parcel and the northwestern most corner of a parcel belonging to Thomas Klem, as evidenced by Instrument No. 20030221-0023235, Register's Office for Davidson County, Tennessee; THENCE along the westerly line of the Thomas Kiem parcel, South 10 degrees 00 minutes 00 seconds West 248.00 feet to a concrete monument (old), said point being the southwest corner of the Thomas Klem parcel and a.corner to a parcel belonging to Robert Kilmarx as evidenced by Instrument No. 20020509-0057490, Register's Office for Davidson County, Tennessee, also being the northeasterly most corner of the aforementioned Billie Randolph parcel; THENCE along the northerly line of the Billie Randolph parcel, North 76 degrees 00 minutes 00 seconds West 437.61 feet to a concrete monument (old); THENCE continuing along due northerly line of the Billie Randolph parcel, North 67 degrees 53 minutes 26 seconds West 112.30 feet to the point of beginning, containing 129,989.20 square feet or 2.984 acres, more or less.

Being the same property conveyed to Rebecca Urtz and Ronnie Winegar by Warranty Deed from Anna O'Leary, dated 06/15/2018, of record in Instrument 20180629-0063061, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further 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) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☒
This is improved ☐ property, known as 7494 Wilkinson Road, Joelton, TN 37080

(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.

Witness my/our hand(s) this the 17th day of October, 2023

Rebecca Urtz

Ronni Winegar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Rebecca Urtz and Ronni Winegar, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of October, 2023.

Notary Public

My Commission Expires: May 7, 2024

(SEAL)

MICHELLE MATTHEWS-DAVIS
State of Tennessee Notary Public
DAVIDSON COUNTY, TENN
My Commission Expires May 7, 2024

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Oct. 17, 2023.

Affiant
Date: October 18, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18 day of October 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY