WARRANTY DEED

Karen Johnson Davidson County
Batch# 1116598 DEEDWARR
04/01/2024 07:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,504.90
20240401-0021870

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ISS 677,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of March, 2024

Notary Public

MY COMMISSION EXPIRES:

(Affix Seal)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires January 8, 2025

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin Patricia Tawlks and Micah Ray Tawlks	Wesley Mortgage, LLC	
4523 Jackson Rd	9009 Carothers PKWY	**32 - 144.00**
Whites Creek, TN 37189	Ste A-3 Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, **Scott E. Evens and Kelly R. Evens, Husband and Wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Erin Patricia Tawlks and Micah Ray Tawlks, Wife and Husband,** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 4523 Jackson Rd, Whites Creek, Whites Creek, TN 37189. Said property is being described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, described as Tract no. 1 on an unrecorded survey by R.L. Montoya, Surveyor Lic. No. 697, Dated March 13,1987, as follows: Beginning at a 14 inch Hackberry Tree which is located approximately 0.5 of a mile North of Brick Church Pike at the Intersection of the North terminus of Jackson Road and its East Right-of-Way margin; said tree marks the Southeast corner of the Bennett property; thence, proceeding in a Northerly direction along a fence line, which is the West property line of Robert E. Bell, North 03 degrees 44 minutes 36 seconds West 622.98 feet to an existing iron pin, the actual point of beginning for Tract No. 1; thence; with a new line, South 70 degrees 02 minutes 40 seconds West 71.63 feet to an iron pin set this survey on the Centerline of a 40 foot Ingress/Egress Easement; thence following the Centerline of said Easement along a curve to the left, having the following curve data; a Delta of 25 degrees 17 minutes 16 seconds, a radius of 17.00 feet, a tangent of 38.14 feet and a length of 75.3 feet, to a point; thence continuing along said Centerline North 45 degrees 14 minutest 36 seconds West 50.00 feet to a point, the beginning of a curve, thence, following said centerline along a curve to the left, having the following curve data; a Delta of 19 degrees 46 minutes 41 seconds, a radius of 140.00 feet, a tangent of 24.41 feet and a length of 48.33 feet to an iron pin set this survey, Which is the Southwest corner of this tract and the Southeast corner of tract No. 2; thence, leaving said Easement centerline along a new line common to this tract and Tract No. 2, North 01 degrees 51 minutes 31 seconds West 748.32 feet to an iron pin set this survey in a fence line, which is the South boundary line of C.E. Hardy, Jr. and is the Northwest corner of this tract; thence, following said fence line North 85 degrees 50 minutes 50 seconds East 330.00 feet to a corner fence post in the West boundary of John M. Toney, marking the Northeast corner of this tract; thence along said West boundary, a fence line South 08 degrees 43 minutes 02 seconds West 499.96 feet to an existing iron pin, thence continuing along said fence line, South 06 degrees 16 minutes 07 seconds West 417.06 feet to an existing iron pin, the point of beginning.

This conveyance is made subject to the 40 foot ingress/egress easement as shown on said survey.

Being the same property conveyed to Scott E. Evens and Wife, Kelly R. Evens by Warranty Deed from Norbourne C. Berger and Martha T. Berger dated 04/13/2005 and filed for record on 04/18/2005 of record in Instrument No. 20050418-0042719, said Register's Office for said County.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )

Improved (XX) Property, known as **4523 Jackson Rd, Whites Creek, TN 37189**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 28 day of March, 2024.

Scott E. Evens

Kelly R. Evens

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Scott E. Evens and Kelly R. Evens** the bargainor(s) 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.

Witness my hand and official seal this 28 day of ~~March, 2024~~.

Commission Expires: 6-24-27

Notary Public

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 28th day of March, 2024

Robert L. Scruggs, Affiant Date

State of **Tennessee**
County of **Davidson**

Sworn to and subscribed before me this the 28th day of March, 2024

Notary's Signature

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

My Commission Expires 9-8-2025