Karen Johnson Davidson County
Batch# 1146697 DEEDWARR
06/13/2024 09:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20240613-0044245

ADDRESS NEW OWNER AS:
Ben Pearson and Elaine Pearson
1503 Ashwood Ave
Nashville, TN 37212

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 South Main Street
Springfield, TN 37172

Map & Parcel: 029 00 0 37200

WARRANTY DEED

THIS DEED OF CONVEYANCE, executed and delivered by **Alexander B. Gardner** and **Madeline Gardner**, husband and wife, hereinafter called the Grantors, to **Ben Pearson** and **Elaine Pearson**, husband and wife, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of **$300,000.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantees, survivor or assigns, a certain tract or parcel of land located in Davidson, Tennessee, being more particularly described as follows, to-wit:

Being a tract of land in the 1st council District of Davidson County Tennessee, and more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 12/04/23 as follows:

Beginning at an existing iron pin in the westerly margin of Craft Road, said pin being the northeast corner of John W. Lamb in DB-20080613 0061171 R.O.D.C.T., and the most southeast corner of herein described tract; Thence now leaving said margin with said Lamb for the next three calls: N 83°30'54" W, 472.56' to an existing iron pin; Thence N 08°38'50" E, 97.74' to an existing iron pin; Thence N 83°44'44" W, 1206.84' to an existing iron pin in the line of Amon Ringemann in QCD- 20190212 0013082 R.O.D.C.T.; Thence leaving said Lamb with said Ringemann N 07°40'35" E, 102.11' to an existing iron pin; Thence S 83°23'59" E, 1089.09' to an existing iron pin; Thence S 85°45'25" E, 140.76' to a point; Thence S 83°43'17" E, 183.29' to an existing iron pin at the southeast corner of William House and the southwest corner of Patricia Estes; Thence with said Estes S 83°46'53" E, 144.53' to an existing iron pin; Thence S 83°43'08" E, 115.74' to a P.K. Nail in the westerly margin of Craft Road; Thence with said margin for the next three calls: Thence with a curve to the right having a radius of 1170.92' and a cord bearing and cord of S 05°59'12" W, 47.78', (L= 47.78'); Thence S 05°52'00" W, 90.34'; Thence with a curve to the right having a radius of 1079.65' and a cord bearing and cord of S 07°30'37" W, 61.86', (L= 61.87') to the point of beginning containing 4.88 Acres

EASEMENT: The above-described property is served by a perpetual 20' Ingress, Egress and Utility easement, being described as follows:

Being an ingress/egress easement serving Alexander G. & Madeline Gardner in QCD-20190925 0097536 R.O.D.C.T., known as map 29, parcel 372 T.A.O.D.C.T., said easement lying upon and across the property of Sonya Carver in QCD-20170106 0001836 R.O.D.C.T., known as map 29, parcel 134 T.A.O.D.C.T.; more accurately described according to a survey

by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 12/04/23 as follows:

Beginning at an existing pk nail at the most southwest end of Craft Road, said pk being the southeast corner of Sonya Carver and the northeast corner of Alexander & Madeline Gardner; Thence now leaving said Craft Road with the southerly line of said Carver N 83°43'08" W, 20.00' to a point; Thence N 50°17'17" E, 27.80' to a point in the westerly margin of Craft Road; Thence with said margin S 04°19'42" W, 20.00' to the point of beginning containing 200 sq.ft.

Being the same property conveyed to Alexander B. Gardner and Madeline Gardner, husband and wife, by deed from Robert Fuller and wife, Freda Fuller, recorded September 25, 2019 in Instrument No. 20190925-0097536, in the Register's Office for Davidson County, Tennessee, and by that Quitclaim Deed of Easement from Sonya A. Carver, recorded in Instrument No. 20240603-0040856, in said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereto belonging or an in way appertaining unto the said Grantees, their survivor or assigns in fee simple forever.

The Grantors further covenant with the Grantees, survivor or assigns, that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey same; and the same is unencumbered, except as otherwise set our herein, and that title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set signatures on the dates indicated in the notary acknowledgements below.

ALEXANDER B. GARDNER

MADELINE GARDNER

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Alexander B. Gardner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal on June 12, 2024.

My Commission Expires:_____

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 26, 2025

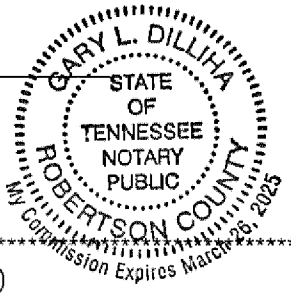
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Madeline Gardner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal on June 12, 2024.

My Commission Expires:_____



NOTARY PUBLIC

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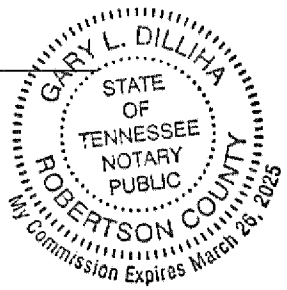
STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$300,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me on June 12, 2024

My Commission Expires:_____



NOTARY PUBLIC/Register

Certificate of Authenticity

I, Gary L. Dilliha, 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 12, 2024.

Affiant Signature

6/12/24
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me on June 12, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

