Karen Johnson Davidson County
Batch# 1168813 DEEDWARR
08/14/2024 07:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20240814-0061635

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/27/2027
(AFFIX SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael P. Alexander and Melissa A. Alexander	New Owner	Parcel ID: 016 00 0 169.00 and
(NAME) 1003 Benwik Rd	(NAME)	
(ADDRESS) Hendersonville, TN 37075	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mickie S. Guinn, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael P. Alexander and Melissa A. Alexander, husband and wife**, 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 Tract of land located on Union Hill Road in Davidson County, Tennessee, being a portion of Parcel 01600016900 on Davidson County GIS mapping belonging to Glenda M. & Thomas Leon Taylor as shown in Deed Book 7721 - Pg. 934 of the Registers Office of said county. All Parcels and Records referenced in the following description are from the Property Assessor and Register of Deeds offices of said county.

Beginning at an Iron Rod (old), the southern most southeast corner of this tract, in the north margin (25 ft. ± from centerline) of Union Hill Rd. and in the center of a private drive said Iron Rod located 896 ft. ± northwest along the centerline from the centerline intersection of Union Hill Rd. and Crocker Springs Rd. and being the southwest corner of Parcel 01600000500 belonging to Barbara McAlister as shown in Deed Book 20080806 - Pg. 0080862 and proceeding;

1) With the North margin of said road, a fence generally with the next sixteen courses, a curve to the right having an arc length of 281.41 ft, a radius of 4914.10 ft. and a chord bearing and distance of N 46°19'41" W-281.37 ft. to

an Iron Rod (old) next to a large wood fence post and being the southeast corner of Parcel 01600016800 belonging to Dorthy & Curtis Murphy as shown in Deed Book 20090714 Pg. 0065636, thence;
2) With the southeast line of Murphy, N 48°43'59" E-353.60 ft., to an Iron Rod (old) and at the south edge of a small lake, thence;
3) Continuing with Murphy, N 42°26'34" W-87.00 ft., to an Iron Rod (old) in the east line of Parcel 01600007700 belonging to Sadie E. Pewitt as shown in Deed Book 20090805-Pg. 0073203, thence;
4) With the southeast line of Pewitt, N 47°59'29" E, crossing through the edge of said small lake at about 100 ft. and continuing in all 486.55 ft. to an Iron Rod (old), thence;
5) With the northeast line of Pewitt, N 40°37'48" W-30.27 ft. to an Iron Rod (new), thence;
6) A new division by the following ten courses running with a fence: N 43°25'26" E- 17.77 ft.; N 66°33'53" E-69.80 ft.; N 11°40'10" W-44.20 ft.; S 70°56'43" E-46.45 ft; S 50°20'45" E-11.53 ft.; S 89°33'07" E-25.70 ft.; N 51°22'56" E-102.88 ft.; N 61°31'47" E 16.31 ft; N 83°54'08" E-58.89 ft.; N 75°57'49" E-81.55 ft. to an Iron Rod (new), Iron Rod is further located S 54°08'24" E-73.7 ft. from an Iron Rod (old), in a southwest line of Parcel 01600022200 belonging to Caroline Allen & David Duran as shown in Deed Book 20110203 Pg. 0009820, thence;

7) With a southwest line of Allen/Duran, S 54°08'24" E, crossing a hollow at about 75 ft. and continuing in all 285.87 ft., with a fence, to an Iron Rod (old), fence turns southwest from this point, thence;
8) S 76°09'54" E, crossing a hollow at about 50 ft. and continuing in all 266.42 ft., to an Iron Rod (new), in a fence row located about 21 ft. west of an old fence (down), in the west line of Parcel 01600025200 belonging to Twila K. & James M. Brant as shown in Deed Book 9597- Pg. 921, thence;
9) S 10°05'54" W-182.89 ft. to an Iron Rod (old), generally along a fence, the northwest corner of Parcel 01600007200 belonging to Michael A. Krantz & Patrick L. Krantz as shown in Deed Book 20120914-Pg. 0083805, thence;
10) With the west line of Krantz, S 7°23'28" W - 364.56 ft., to an Iron Rod (new) in a fence row, having a Tennessee State Plane Coordinate of North: 729748.62 ft.- East: 1726137.32 ft. with a corresponding Geodetic Coordinate of 36°20'06.9982" North Latitude and 86°49'22.1908" West Longitude thence;
11) A new line, N 82°09'27" W, crossing a hollow at about 240 ft. and continuing in all 525.72 ft. to an Iron Rod (new) in the northeast line of said McAlister, thence;
12) N38°36'34" W-170.21 ft. to an Iron Rod (old) in a fence and at a gate, thence;
13) S 51°24'36" W, a fence running irregular with this line and passing a gate at about 200 ft. and continuing in all 468.73 ft. to an Iron Rod (new), in the northwest edge of said private drive, having a Tennessee State Plane Coordinate of North: 729661.00 ft.- East: 1725143.91 ft with a corresponding Geodetic Coordinate of 36°20' 06.0490" North Latitude and 86°49'34.3228" West Longitude, thence;
14) S 45°29'34" W-198.53 ft. to the Point of Beginning, according to a survey by Marvin T. Wright R.L.S. # 2094 of Tennessee.

NOTE for informational purposes only: prior deed references subject property to contain 16.54 Acres more or less.

Being the same property conveyed to John F. Guinn and Mickie S. Guinn, husband and wife from Glenda M. Taylor by Warranty Deed dated May 27, 2016 and recorded on May 27, 2016 in Instrument No. 20160527-0053951, Register's Office for Davidson, County, Tennessee.

Further being the same property conveyed to Mickie Guinn from John Guinn by Quitclaim Deed dated January 30, 2024 and recorded on February 8, 2024 in Instrument No. 20240208-0008865, Register's Office for Davidson, County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2438 Union Hill Road, Goodlettsville, TN 37072

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 9th day of Aug, 2024

Mickie S. Guinn

STATE OF TENNESSEE

COUNTY OF Davidson

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

Witness my hand and official seal, this the 9th day of August, 2024.

Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

August 9, 2024.

Date

Affiant Signature

August 12, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of August, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON