Name and Address of New Owner:
Mark Sigel and Kristi Petosa-Sigel
2191 Baker Station Road
Goodlettsville, TN 37072

Send Tax Bills To:

Karen Johnson
Batch # 1170523
08/16/2024 10:38:58 AM
Fees: $18.00 Taxes: $1,517.00
Davidson County
DEEDWARR
3 pgs
20240816-0062853

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 007-00-0-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James N. Woods and wife, Angela Woods, as joint tenants with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark Sigel, and Kristi Petosa-Sigel, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

277.61 FEET TO A WOODEN CORNER POST; THENCE DAVIDSON COUNTY, TENNESSEE

BEING ALL OF MAP 007, PARCEL 010.00

BEGINNING AT A NEW IRON PIN SET IN THE CENTER OF A CREEK ON THE NORTH MARGIN OF BAKER STATION ROAD (50' R.O.W.), JUST WEST OF HAPPY VALLEY ROAD; THENCE ALONG THE NORTH MARGIN OF BAKER STATION ROAD SOUTH 66 DEGREES 14 MINUTES 04 SECONDS WEST 110.67 FEET TO A POINT; THENCE SOUTH 60 DEGREES 05 MINUTES 30 SECONDS WEST 187.00 FEET TO A POINT; THENCE SOUTH 60 DEGREES 18 MINUTES 10 SECONDS WEST 200.83 FEET TO A POINT; THENCE SOUTH 66 DEGREES 04 MINUTES 37 SECONDS WEST 137.72 FEET TO A NEW IRON PIN SET; THENCE LEAVING THE ROAD MARGIN AND WITH AN OLD WIRE FENCE AND HENRY'S EASTERN BOUNDARYN LINE (DB 20240801-0058282; RODCT) NORTH 82 DEGREES 27 MINUTES 07 SECONDS WEST 536.95 FEET TO A 36-INCH MULBERRY FOUND IN THE FENCE; THENCE NORTH 82 DEGREES 22 MINUTES 17 SECONDS WEST 52.88 FEET TO A NEW IRON PIN SET; THENCE WITH A FENCE LINE NORTH 53 DEGREES 24 MINUTES 44 SECONDS EAST 283.00 FEET TO A NEW IRON PIN SET; THENCE SOUTH 43 DEGREES 29 MINUTES 29 SECONDS EAST 118.02 FEET TO A FOUND STONE; THENCE NORTH 54 DEGREES 04 MINUTES 57 SECONDS EAST 322.65 FEET TO A NEW IRON PIN SET; THENCE NORTH 46 DEGREES 56 MINUTES 46 SECONDS EAST 277.61 FEET TO A WOODEN CORNER POST; THENCE NORTH 44 DEGREES 43 MINUTES 36 SECONDS EAST 17.79 FEET TO A NEW IRON PIN SET IN THE CENTER OF THE CREEK; THWENCE ALONG SAID CENTER OF THE CREEK SOUTH 35

DEGREES 56 MINUTES 17 SECONDS EAST 44.56 FEET TO A POINT; THENCE SOUTH 33 DEGREES 34 MINUTES 46 SECONDS EAST 99.93 FEET TO A POINT; THENCE SOUTH 69 DEGREES 39 MINUTES 12 SECONDS EAST 100.44 FEET TO A POINT; THENCE SOUTH 73 DEGREES 25 MINUTES 36 SECONDS EAST 70.36 FEET TO A POINT; THENCE SOUTH 59 DEGREES 55 MINUTES 15 SECONDS EAST 60.03 FEET TO A POINT; THENCE SOUTH 51 DEGREES 26 MINUTES 22 SECONDS EAST 87.37 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.93 ACRES, ACCORDING TO A SURVEY PREPARED BY CHRIS BATEMAN OF 521 WOOSLEY ROAD, TULLAHOMA, TN 37388, ON AUGUST 9, 2024.

Being the same property conveyed to James N. Woods and wife, Angela Woods, as joint tenants with right of survivorship by QuitClaim Deed from James A. Woods, dated October 9, 2021 and recorded as Instrument No. 20211012-0137126 in the Register's Office for Davidson County, Tennessee. TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of August, 2024.

_____(SEAL)
James Woods

_____(SEAL)
Angela Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 2024, before me personally appeared James Woods and Angela Woods, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of August, 2024.

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 14th day of August, 2024.

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

_____
Notary Public
My commission expires: 6/22/26
File No. 2024-7152-RS