This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $100,000.00.

Affiant

Subscribed and sworn before me this the 4th day of September, 2024.

Notary Public
My commission expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Karen Johnson
Batch # 1182247
09/16/2024 03:40:23 PM
Fees: $18.00 Taxes: $370.00

Davidson County
DEEDWARR
3 pgs

20240916-0071500

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shane McSimov	NEW OWNER	022-00-0 188.00
3714 Bear Hollow Road		
Joelton, TN 37080		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD KOGER, A SINGLE MAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SHANE MCSIMOV, AN UNMARRIED MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, and being described as follows:

Beginning at a point in an existing private dirt/gravel drive, being the southeast corner of the Cody Anderson property, of record in Instrument No. 20140221-0015234, Register's Office for Davidson County, Tennessee; thence, leaving the existing private dirt/gravel drive and following the easterly boundary of said Anderson property, North 32 degrees 12 minutes 18 seconds West, passing an iron rod (old) at 24.77 feet and continuing for a total distance of 216.69 feet to an iron rod (old) near an iron post, being the northeast corner of said Anderson property, also being the southeast corner of the Ellis P. and Kenneth L. Jakes property, of record in Instrument No. 20181221-0124299, Register's Office for Davidson County, Tennessee; thence, following the easterly boundary of said Jakes property, North 07 degrees 03 minutes 05 seconds East, 582.08 feet to an iron rod (old) near an iron post, being the southwest corner of the Herman Duffle, Et Ux property, of record in Deed Book 6265, Page 74, Register's Office for Davidson County, Tennessee; thence, following the southerly boundary of said Duffle property, South 84 degrees 10 minutes 18 seconds East, 339.45 feet to an iron rod (old) near an iron post, being the northwest corner of the Richard B. and Mark Trotter property, of record in Instrument No. 20170410-0034887, Register's Office for Davidson County, Tennessee; thence, following the westerly boundary of said Trotter property, South 07 degrees 01 minutes 44 seconds West, 175.65 feet to an iron rod (old); thence, continuing with the same, crossing over an existing private dirt/gravel drive, South 07 degrees 02 minutes 36 seconds West, 65.56 feet to an iron rod (old); thence, South 07 degrees 02 minutes 25 seconds West, 339.84 feet to an iron rod (old) near an iron post, being the southwest corner of said Trotter property, also being the northwest corner of the Barbara K. Wade property, of record in Deed Book 9184, Page 48, Register's Office for Davidson County, Tennessee; thence, following the westerly boundary of said Wade property, South 07 degrees 02 minutes 46 seconds West, 82.01 feet to an iron rod (old) near an iron post, located on the easterly boundary of the Randall T. McGinnis property, of record in Deed Book 9852, Page 719, Register's Office for Davidson County, Tennessee; thence, following the easterly boundary of said McGinnis property, North 40 degrees 52 minutes 37 seconds West, passing an iron rod (old) near an iron post at 153.34 feet and continuing for a total distance of 181 .55 feet to a point in an existing private dirt/gravel drive, being the northeast corner of said McGinnis property; thence, following the northerly boundary of said McGinnis property, generally with the existing private dirt/gravel drive, South 20 degrees 30 minutes 28 seconds West, 177.94 feet to a point; thence, with the same, South 38 degrees 38 minutes 54 seconds West, 50.08 feet to the Point of Beginning, containing 217,510 square feet or 4.99 acres; more or less, according to survey by JW Land Surveying, LLC, dated 01/30/2022.

Included in the above described Tract is a Non-Exclusive 50' Ingress/Egress Easement running northeasterly from the north side of Bear Hollow Road, between Tracts 11 and 12, crossing Tracts 12, 13, 14, and 15, and running between Tracts 16 and 17, to serve this Tract, as shown on the unrecorded plat of the David Wade Division, dated March 6, 1985.

The above described Tract is also subject to said Non-Exclusive 50' Ingress/Egress Easement which runs northeasterly from the north side of Bear Hollow Road, between Tracts 11 and 12, crossing Tracts 12, 13, 14, and 15, and running between Tracts 16 and 17, to serve Tract 16B, Tract 23, Herman Duffle, Tracts 29, 31, 213B, and 27, as shown on the unrecorded plat of the David Wade Division, dated March 6, 1985 and revised December 21, 1988, with the portion of said easement that adjoins and crosses the above described tract having its centerline more particularly described as follows:

Beginning at an iron spike set in the center of a 50 ft. ingress-egress easement which runs northeasterly from the north side of Bear Hollow Road, said spike being the common corner between the 5.00 acre Tracts 16-A and 16-B of Barbara Wade and James Caldwell, III (Ref. Deed 9077, page 412, and Deed Book 9450, page 123, R.O.D.C.), and said spike being located in the north line of Patricia George (Ref. Deed Book 9533, page 625, R.O.D.C.); thence leaving Tract 16-A and with the centerline of said easement and the common line between Tract 16-B and Patricia George, N 34 deg. 11 min. 40 sec. E 49.96 ft. to an iron spike set; thence N 16 deg. 51 min. 09 sec. E 176.17 ft. to an iron spike set, said spike being George's northernmost comer; thence leaving George and crossing through the middle of Tract 16-B for the following 7 calls; N 17 deg. 05 min. 06 sec. E 61.93 ft. to a point; N 10 deg. 53 min. 21 sec. E 59.02 ft. to a point; N 08 deg. 30 min. 31 sec E 58.80 ft. to a point; N 15 deg. 25 min. 01 sec E 47.55 ft. to a point; N 26 deg. 53 min. 46 sec. E 47.50 ft. to a point; N 42 deg. 39 min. 46 sec. E 42.57 ft. to a point; and N 50 deg. 50 min 34 sec. E 58.86 ft. to a point in the west line of Mark Hayes (Reg Deed Book 8262 Page 889, R.O.D.C.), said point being located S 02 deg. 27 min. 22 sec W 205.87 ft. from a reference iron pin at an iron stake, said pin being Hayes' Northwest corner.

Being the same property conveyed to Richard Koger, a single man, by deed dated 11/21/2022, from James Pless, of record in Instrument No. 20221123-0124124, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3714 Bear Hollow Road, Joelton, TN 37080.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 4th day of September, 2024 .

Richard Koger

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard Koger, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of September, 2024.

My commission expires:
7/17/2028

Notary Public

