WARRANTY DEED

Karen Johnson
Batch # 1198633
10/30/2024 11:08:24 AM
Fees: $13.00 Taxes: $534.65

Davidson County
DEEDWARR
2 pgs

20241030-0083469

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires June 23, 2027

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2024

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jessica Evans and Michael Evans, Wife and Husband	Same	28-167
(NAME)	(NAME)	
5300 Ridge Road	5298 Ridge Rd.	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241966

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, I/we, **Robin Waller and Brandy George** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jessica Evans and Michael Evans, 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. :

Certain real property situate in the 24th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at an old iron pin, the most south-southwest corner of the Donald Lewis Hawkins property as shown in Deed Book 5209, page 30, RODCT, in the northern margin of Marrowbone Ridge Road, the southeast corner of this tract; thence along the northern margin of Marrowbone Ridge Road, along a curve to the right (erroneously missing from prior deeds) with a radius of 835.00 feet, an arc length of 352.54 feet, and a chord being North 63 deg. 29 min. 46 sec. West, 349.93 feet to a new iron pin; thence along a new line, North 58 deg. 00 min. 00 sec. East, 170.50 feet to a new iron pin; thence continuing along a new line, North 17 deg. 30 min. 00 sec. East, 222.27 feet to a new iron pin; thence continuing along a new line, North 08 deg. 44 min. 37 sec. East 202.67 feet to a new iron pin; thence continuing a new line, North 33 deg. 07 min. 42 sec. East 353.23 feet to a new iron pin; thence continuing along a new line, North 27 deg. 40 min. 06 sec. East 195.99 feet to a new iron pin; thence continuing along a new line, South 62 deg. 19 min. 54 sec. East 100.00 feet to a new iron pin; thence continuing along a new line, South 24 deg. 37 min. 49 sec. West 558.78 feet to a new iron pin; thence continuing along a new line, South 59 deg. 58 min. 06 sec. East, 134.39 feet to an old iron pin, in the western line of the Donald Lewis Hawkins property as shown in Deed Book 5209, page 30, R.O.D.C.T.; thence along the line with Hawkins, South 20 deg. 04 min. 49 sec. West, 539.36 feet to the beginning, containing 5.081 acres, more or less, as surveyed by Burns Consulting under Tennessee License No.1053, dated 09/03/1998.

BEING the same property conveyed to Robin Waller and Brandy George by Special Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated 02/15/2024 and filed of record in Instrument No. 20240215-0010621, Register's Office for Davidson County, Tennessee.

Subject to ingress/egress easement appearing of record in Instrument No. 20060309-0027762, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 5300 Ridge Road, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 25th day of October, 2024

Robin Waller

Brandy George

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robin Waller and Brandy George, 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, at office, this 25th of October, 2024.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027