

Prepared By :
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Return To:

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2294 S. Germantown Road
Germantown, TN 38138
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WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Felicia Anne Rogers, Single ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto John B. Flack and Jana Flack, a married couple ("Grantee") the following described property being situated in Fayette County, Tennessee, to wit:

Beginning at a set pk nail in the centerline of existing pavement of State Highway 193 (Macon Road), said point being located in the west line of the Thelma Lewis property recorded in Instrument No. 07004400; thence south 00 degrees 16 minutes 09 seconds east with the west line of said property recorded in Instrument No. 07004400, 1311.20 feet to a set $\frac{1}{2}$ " rebar with plastic cap in the north line of the John Will Shelton property recorded in Book 65, Page 636; thence south 87 degrees 44 minutes 16 seconds west with the north line of said property recorded in Book 65, Page 636, 1442.75 feet to a found metal post in the east line of the Ben Brady, Jr. and Clifford O. Brady property recorded in Book 430, Page 468; thence in a northerly direction with the east line of said property recorded in Book 430, Page 468 the following calls: north 03 degrees 06 minutes 14 seconds west, 530.03 feet to a found metal post; north 02 degrees 30 minutes 00 seconds east, 512.75 feet to a set pk nail in the centerline of existing pavement of said State Highway 193; thence in an easterly direction with the centerline of existing pavement of said State Highway 193 the following calls: along a curve to the left having a radius of 2400.00 feet, delta angle of 04 degrees 55 minutes 05 seconds, chord = north 76 degrees 35 minutes 11 seconds east - 205.94 feet, an arc length of 206.01 feet to a point of tangency; north 74 degrees 07 minutes 38 seconds east, 389.18 feet to a point; north 74 degrees 35 minutes 11 seconds east, 132.57 feet to a point; north 75 degrees 08 minutes 37 seconds east, 184.37 feet to a point of curvature; along a curve to the right having a radius of 3580.00 feet, delta angle of 03 degrees 22 minutes 49 seconds, chord = north 76 degrees 50 minutes 01 seconds east - 211.18 feet, an arc length of 211.21 feet to a point of compound curve; along a curve to the right having a radius of 2150.00 feet, delta angle of 09 degrees 13 minutes 07 seconds, chord = north 83 degrees 07 minutes 59 seconds east - 345.55 feet, an arc length of 345.92 feet to a point of tangency; north 87 degrees 44 minutes 33 seconds east, 12.42 feet to the point of beginning and containing 39.979 acres of land as per survey dated November 6, 2008, prepared by Regis T. Storch, Jr., P.L.S. #2138, Vice President of Milestone Land Surveying, Inc. with an office located at 120 East Court Square, Suite 102, Somerville, Tennessee 38068.

Derivation Clause: Being the same property conveyed to Felicia Anne Rogers by Quit Claim Deed of record at Instrument No. 23006586, dated 11/16/2023 and recorded 11/17/2023, in the Register's Office of Fayette County, Tennessee. *

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted Encumbrances: Application for Greenbelt Assessment of record at Instrument No. 20001163 in the aforesaid Register's office.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 28th day of March, 2024.

*If the above-described real property is agricultural, forest or openspace land, and if such property will be converted to a use other than that stipulated in T.C.A. 67-5-1008, then, pursuant to T.C.A. 67-5-1008(f), the BUYER shall be responsible for any and all rollback taxes assessed.

Instrument Number 24001900

Felicia Anne Rogers
Felicia Anne Rogers

STATE OF TENNESSEE

COUNTY OF SHELBY

On this 27th day of March 2024, before me personally appeared Felicia Anne Rogers, 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 (or person's) free act and deed.

Bo
Notary Public
My Commission Expires: 08/07/27



Owner Name and Address:

John B. Flack and Jana Flack
1730 South Germantown Rd.
Apt. 207
Germantown, TN 38138

Property Address:

0 HWY 193 (vacant land)
Rossville, TN 38066

Send Tax Bills To:

John B. Flack and Jana Flack
1730 South Germantown Rd.
Apt. 207
Germantown, TN 38138

Tax Parcel ID No.:

127-042.00

Valuation Affidavit:

I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is \$362,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Anna Grace B...
Affiant

Subscribed and sworn to before me this 28th day of March, 2024.

[Signature]
Notary Public

My Commission Expires: 9/20/21



My Commission Expires
September 26, 2027

**FAYETTE COUNTY
TRANSFER**

APR 10 2024

MARK WARD
ASSESSOR OF PROPERTY
BY Mark Ward

24001900

2 PGS:AL-WARRANTY DEED	
EDDIE BATCH: 132831	
04/10/2024 - 10:35 AM	
VALUE	362000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1339.40
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1352.40

STATE OF TENNESSEE, FAYETTE COUNTY
ED PATTAT
REGISTER OF DEEDS

Instrument Number 24001900