This Instrument Prepared By:

Davis Law Group, PLLC
103 Wexford Hall
Hendersonville, TN 37075
(Based upon information supplied by Grantor.)

NEW OWNER ADDRESS:
Mr. & Mrs. James Wilkes
6432 Lickton Pike
Goodlettsville, TN 37072

SEND TAX NOTICES:
-same-

MAP-PARCEL NOS.:
Map: 17
Part of Parcel 10
All of Parcel 359

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Donna W. Hadlock** (hereinafter referred to as "Grantor") does hereby grant, transfer, and convey unto **James Wilkes and Glenda Wilkes**, as tenants by the entirety with rights of survivorship (collectively hereinafter referred to as "Grantee"), their successors and assigns, fifty percent (50%) of Grantor's right, title and interest in and to the following tracts or parcels of land situated in Davidson County, State of Tennessee, to wit:

See **Exhibit "A"** attached hereto and incorporated herein by reference.

This is improved property otherwise known as 1884 Union Hill Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever, except as to those matters herein mentioned or as otherwise provided on

Karen Y Johnson Davidson County
Batch# 180901 DEEDWARR
01/04/2019 02:22:42 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20190104-0001216

Exhibit "A" attached hereto. 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 21 day of December, 2018.

Donna W. Hadlock

Donna W. Hadlock

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Donna W. Hadlock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Gallatin, Tennessee, this 21 ~~of~~ December, 2018.

12/24/20

My Commission Expires

Notary Public

RANDLE S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The value or consideration, whichever is greater, for this transfer is $400,000.00.

James Wilkes

Affiant

Sworn to and subscribed before me this 21 day of December, 2018.

12/24/20

My Commission Expires

Notary Public

RANDLE S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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Exhibit "A"

Property #1:

Property located at 1884 Union Hill Road in Goodlettsville, 3rd Councilmanic District of Davidson County, Tennessee. Being shown as part of parcel 10.00 and all of parcel 359.00 on Davidson County Property Map 17 and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw, TN. R.L.S. #2395, dated May 25, 2018 and known as Job No. 18039, as follows:

Tract 1:

BEGINNING at an existing iron pin found in the northerly right-of-way of Union Hill Road at the Southeast corner of the herein-described tract. Said pin being the Southwest corner of the Robert E. Frey property (Map 17 Parcel 9) of record in D.B. 20061204-0149181, R.O.D.C., TN. Said beginning pin also being located approximately 2,138 feet in a southwesterly direction from the intersection of Greer Road. Thence, from said POINT OF BEGINNING, along the northerly right-of-way of union Hill Road, 25 feet from the center, with a curve right having a radius of 403.44', a chord bearing and distance of N 84°16'37" W – 100.67' and an arc length along said curve of 100.93' to a point; Thence N 78°40'00" W – 121.53' to a point; Thence with a curve left having a radius of 325.00', a chord bearing and distance of N 86°16'08" W – 85.94' and an arc length along said curve of 86.20' to an iron pin set at the Southwest corner of the herein-described tract. Said pin also being the Southeast corner of Tract 2 of this same survey. Thence, leaving the northerly right-of-way Union Hill Road, with a new line severing the Donna Hadlock property of which this is a part, and with the easterly line of Tract 2, N 13°33'46" W – 507.26' to an iron pin set; Thence N 00°23'01" W – 324.72' to an iron pin set; Thence N 03°43'27" W – 924.65' to an iron pin set at the Northwest corner of the herein-described tract. Said pin also being Northeast corner of Tract 2 and being in the southerly line of the Tennessee District Council of the Assemblies of God, Inc. property (Map 17 Parcel 18) of record in D.B. 5410, Pg. 395, R.O.D.C., TN. Thence, leaving the line of Tract 2, with the southerly line of the Tennessee District Council of the Assemblies of God, Inc., S 87°47'37" E – 532.50' to an existing iron pin at the Northeast corner of the herein-described tract and the Northwest corner of the Teresa Marie Smiley property (Map 17 Parcel 291) of record in D.B. 7349, Pg. 6, R.O.D.C., TN. Thence leaving the line of the Tennessee District Council of the Assemblies of God, Inc., along the westerly line of Smiley and Frey, S 00°30'00" E – 1648.05' to the POINT OF BEGINNING, containing 14.85 acres.

Being the same property conveyed to Donna Hadlock by deed of record as Instrument No. 20180329-0029379, and a portion of the same property conveyed to Donna Hadlock by deed of record as Instrument No. 20180329-0029378 in the Office of the Register of Deeds for Davidson County, Tennessee. Being the same property reallocated by Quitclaim Deed of record as Instrument No. 20180809-0078676 in the Office of the Register of Deeds for Davidson County, Tennessee.

Property #2:

Property located on the north side of Union Hill Road in Goodlettsville, 3rd Councilmanic District of Davidson County, Tennessee. Being shown as part of parcel 10.00 on Davidson County Property Map 17 and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw, TN. R.L.S. #2395, dated May 25, 2018 and known as Job No. 18039, as follows:

BEGINNING at an iron pin set at the Southwest corner of the herein-described tract, and in the easterly line of the Deborah Love Armour property (Map 16 Parcel 85) of record in D.B. 10875, Pg. 979, R.O.D.C. Said beginning point being located N 00°47'27" W – 574.39' from an iron pin in the northerly right-of-way of Union Hill Road at the Southwest corner of the Deborah Love Armour property, which is located approximately 2,690 feet in a southwesterly direction from the intersection of Greer Road.

Thence, from said POINT OF BEGINNING, along the easterly line of Armour, N 00°47'27" W – 1152.98' to an existing iron pin at a fence corner. Said pin being Northwest corner of the herein-described tract and the Northeast corner of Armour and being in the southerly line of the Tennessee District Council of the Assemblies of God, Inc. property (Map 17 Parcel 18) of record in D.B. 5410, Pg. 395, R.O.D.C., TN. Thence, leaving the line of Armour, with the southerly line of the Tennessee District Council of the Assemblies of God, Inc., S 87°47'37" E – 88.00' to a new iron pin set at the Northeast corner of the herein-described tract and the Northwest corner of Donna Hadlock. Thence, leaving the line of the Tennessee District Council of the Assemblies of God, Inc., with the westerly line of Donna Hadlock, S 03°43'27" E – 924.65' to an iron pin set; Thence S 00°23'01" E – 224.95' to an iron pin set; Thence S 89°12'33" W – 133.60' to the POINT OF BEGINNING, containing 3.06 acres.

Being the same property conveyed to Donna Hadlock by Quitclaim Deed dated December 3, 2018, from Jessica Hadlock and of record as Instrument No. 20181203-0117703 in the Office of the Register of Deeds for Davidson County, Tennessee.