Karen Johnson Davidson County
Batch# 193065 DEEDWARR
02/07/2019 11:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20190207-0011825

WARRANTY DEED

BLAKE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

337909

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Donna Lynn Cowart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January 2019

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & Return to:
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Simon Vandekar	New Owner	11200001200
(NAME)	(NAME)	
4019 Manning Hollow Road		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Donna Lynn Cowart and Stephen Ray Smith, devises of the Estate of the D.L. Smith, deceased**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Simon Vandekar and Lillie Vandekar, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a parcel of land in the 35th Councilmanic District of Davidson County, Tennessee, located at the intersection of the south margin of Charlotte Pike and the north margin of Manning Hollow Road, and being shown as Parcel 012.00 on Davidson County Tax Map 112-00, belonging to D. L. Smith and wife Martha Marie Smith, as evidenced in Deed Book 2296 page 269 also as further described in Deed Book 9007, Page 108, in the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

BEGINNING at an iron pin located on the north margin of Manning Hollow Road, said iron pin being the southwest corner of Parcel 011.00, as shown on Map 112-00 belonging to Denning, as evidenced in Instrument Number 20150106-0001493 (RODCT), and said iron pin being the southerly most point of the property herein described, thence;

1) With the north margin of Manning Hollow Road, North 88 degrees 08 minutes 00 seconds West a distance of 118.34 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence;

2) Continuing with the north margin of Manning Hollow Road, along a curve to the right, said curve having a radius of 360.19 feet, having a chord bearing of North 78 degrees 37 minutes 00 seconds West, having a chord length of 119.10 feet, and having a delta angle of 19 degrees 01 minutes 58 seconds, a curve distance of 119.65 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence;

3) Continuing with the north margin of Manning Hollow Road, along a curve to the right, said curve having a radius of 1141.00 feet, having a chord bearing of North 63 degrees 51 minutes 30 seconds West, having a chord length of 208.48 feet, and having a delta angle of 10 degrees 29 minutes 00 seconds, a curve distance of 208.77 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence;

4) Continuing with the north margin of Manning Hollow Road, along a curve to the right, said curve having a radius of 233.20 feet, having a chord bearing of North 46 degrees 58 minutes 00 seconds West, having a chord length of 94.18 feet, and having a delta angle of 23 degrees 17 minutes 57 seconds, a curve distance of 94.83 feet to an iron pin, thence;

5) Continuing with the north margin of Manning Hollow Road, North 35 degrees 19 minutes 00 seconds West a distance of 100.00 feet to an iron pin, said iron pin being the beginning of a curve to the left, thence;

6) Continuing with the north margin of Manning Hollow Road, along a curve to the left, said curve having a radius of 1794.25 feet, having a chord bearing of North 36 degrees 39 minutes 30 seconds West, having a chord length of 84.02 feet, and having a delta angle of 02 degrees 41 minutes 00 seconds, a curve distance of 84.03 feet to an iron pin, thence;

7) Continuing with the north margin of Manning Hollow Road, North 38 degrees 00 minutes 00 seconds West a distance of 551.85 feet to an iron pin located at the radius return from Manning Hollow Road to Old Charlotte Pike, thence;

8) With the radius return, along a curve to the right, said curve having a radius of 25.00 feet, having a chord bearing of North 03 degrees 38 minutes 29 seconds West, having a chord length of 28.22 feet, and having a delta angle of 68 degrees 42 minutes 33 seconds, a curve distance of 29.98 feet to an iron pin on the south margin of Old Charlotte Pike, said iron pin being the beginning of a curve to the right, thence;

9) Continuing with the south margin of Old Charlotte Pike, along a curve to the right, said curve having a radius of 535.00 feet, having a chord bearing of North 48 degrees 21 minutes 31 seconds East, having a chord length of 324.27 feet, and having a delta angle of 35 degrees 16 minutes 57 seconds, a curve distance of 329.45 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence;

10) Continuing with the south margin of Old Charlotte Pike, along a curve to the right, said curve having a radius of 1840.75 feet, having a chord bearing of North 69 degrees 04 minutes 05 seconds East, having a chord length of 197.04 feet, and having a delta angle of 06 degrees 08 minutes 09 seconds, a curve distance of 197.13 feet to an iron pin, thence;

11) Continuing with the south margin of Old Charlotte Pike, North 72 degrees 08 minutes 10 seconds East a distance of 320.80 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence;

12) Continuing with the south margin of Old Charlotte Pike, along a curve to the right, said curve having a radius of 2894.69 feet, having a chord bearing of North 75 degrees 14 minutes 46 seconds East, having a chord length of 314.09 feet, and having a delta angle of 06 degrees 13 minutes 12 seconds, a curve distance of 314.25 feet to an iron pin, said iron pin being the northeast corner of the property herein described, thence;

13) Leaving the south margin of Old Charlotte Pike with the east line of the property herein described as clarified in Deed Book 9007, Page 108, South 04 degrees 18 minutes 26 seconds West a distance of 1263.33 feet to an iron pin, said iron pin being the point of BEGINNING, containing 19.1250 acres, or 833085 square feet, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated March 14, 2018.

Being the same property conveyed to D.L. Smith and wife, Martha Marie Smith by Warranty Deed from Eldon Martin and wife, Kathleen Martin dated August 31, 1954, of record in Deed Book 2296, Page 269, Register's Office for Davidson County, Tennessee.

The said Martha Marie Smith died on 09-29-2011, leaving the said D. L. Smith the sole surviving tenant by the entirety.

The said D. L. Smith died testate on 04/13/2017, devising subject property to Donna Lynn Cowart and Stephen Ray Smith as evidenced by the Last Will and Testament and Order in File No. 17P967, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4019 Manning Hollow Road, Pegram, TN 37143
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 28th day of January ,2019.

Donna Lynn Cowart
Donna Lynn Cowart

Stephen Ray Smith
Stephen Ray Smith

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Lynn Cowart and Stephen Ray Smith, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of January, 2019.

Notary Public:
My Commission Expires: 2-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

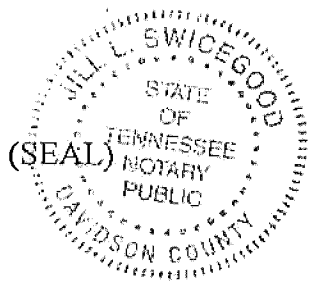
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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