Karen Johnson Davidson County
Batch# 252937 DEEDWARR
07/05/2019 08:55:36 AM 3 pgs
Fees: $18.00 Taxes: $18.50

20190705-0065524

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Brittany McCuin
Affiant

Subscribed and sworn to before me this 1ST DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/1/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| The Judkins Family Partnership, a Tennessee general partnership comprises of Logan Judkins and wife, Brittany McCuin, as to a 50% partnership interest and Chase Judkins and wife, Mallory Judkins, as to a 50% partnership interest | Same as New Owners | 015000 |
| | (NAME) | |
| 536 Preakness Circle | | 216.00 |
| (ADDRESS) | (ADDRESS) | |
| Pleasant View, TN 37146 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William Edward Flatt, Jr. and wife, Connie Lynn Flatt, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto The Judkins Family Partnership, a Tennessee general partnership comprises of Logan Judkins and wife, Brittany McCuin, as to a 50% partnership interest and Chase Judkins and wife, Mallory Judkins, as to a 50% partnership interest, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 3RD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY AND BEING DESCRIBED AS FOLL(

BEGINNING AT A POINT IN THE LINE OF THE ALEXANDER TIPPING PROPERTY ( INST # 200902030009081), SAID POINT OF BEGINNING IS ALSO S48°11'28"W 11.85' FROM THE SOUTHEAST COMER OF THE GLENDA H. BOND AND NORMA B. DRAPER PROPERTY ( INST # 201707310077349), SAID POINT IS ALSO 328.1' SOUTHEASTERLY FROM UNION HILL ROAD; THENCE WITH THE LINE OF TIPPING S12°04'10"E 1086.26' TO A POINT; THENCE LEAVING TIPPING AND WITH THE LINE OF WILLIAM E. FLATT, JR. (INST# 00707110082568)
S80°10'41"W 278.96' TO AN IRON PIN SET; THENCE WITH A NEW LINE N09°49'19"W 366.60' TO AN EXISTING IRON PIN AT THE COMER OF GEORGE A STUMM PROPERTY (INST# 201803260028028); THENCE WITH STUMM N20°16'31 "W 520.84' TO AN EXISTING IRON PIN THE SOUTHWEST COMER OF SAID BOND AND DRAPER PROPERTY; THENCE WITH THE SAME N48°11 '28"E 390.08' TO THE POINT OF BEGINNING CONTAINING 6.64 ACRES MORE OR LESS.

BEING PART OF THE SAME PROPERTY CONVEYED TO WILLIAM EDWARD FLATT, JR. AND WIFE, CONNIE LYNN FLATT BY WARRANTY DEED DATED 7/5/2007 FROM NORMA JEAN DRAPER, UNMARRIED OF RECORD IN INSTRUMENT NO. 20070711-0082569 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CONVEYED WITH THIS PROPERTY IS THE BENEFIT AND BURDEN OF AN EASEMENT SERVING THIS AND OTHER PARCELS AND MORE PARTICULARLY DESCRIBED ON THE ATTACHE PAGE LABELED "50' INGRESS/EGRESS & UTILITY EASEMENT"

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6.64 Acres Union Hill Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

# WARRANTY DEED
(Continued)

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 we do covenant with the said GRANTEES 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 GRANTEES, their 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/our hand(s) this 1st day of July, 2019.

William Edward Flatt, Jr.

Connie Lynn Flatt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Edward Flatt, Jr. and wife, Connie Lynn Flatt, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of July, 2019.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

**RETURN TO:**
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

## 50' INGRESS / EGRESS & UTILITY ACCESS EASEMENT

BEGINNING at a point in the southerly margin of Union Hill Road, said point being N43°26'31"E, 394.79' from the northeast corner of the property conveyed to Danita N. & Mark C. Antonutti, by deed of record in Instrument # 200611080139184 in the Register's Office of Davidson County, Tennessee;

THENCE, with the southerly margin of Union Hill Road, N43°26'31"E, 57.73' to a point;

THENCE, leaving the southerly margin of Union Hill Road, S16°34'10"E, 294.00' to a point;

THENCE, S26°26'13"E, 59.48' to a point;

THENCE, S42°29'47"W, 11.89' to a point;

THENCE, S16°28'52"E, 594.64' to a point;

THENCE, S31°38'59"W, 151.59' to a point;

THENCE, S64°45'02"W, 259.34' to a point;

THENCE, S38°26'39"W, 35.04' to a point;

THENCE, S10°38'57"E, 175.77' to a point;

THENCE, S57°24'32"E, 190.81' to a point in the northerly property line of the property conveyed to Joseph L. Boykin, Jr. by deed of record in Book 8689, Page 757 R.O.D.C., TN.

THENCE, with the northerly line of Boykin, S75°49'52'W, 68.64' to a point;

THENCE, N57°24'32"W, 165.41' to a point;

THENCE, N10°38'57"W, 220.23' to a point;

THENCE, N38°26'39"E, 69.56' to a point;

THENCE, N31°40'45"E, 199.48' to a point;

THENCE, N64°45'02"E, 256.16' to a point;

THENCE, N 31°35'59"E, 114.40' to a point;

THENCE, N16°30'47"W, 902.09' to the point of beginning, Containing 87,818.89 square feet or 2.02 acres more or less.