Karen Johnson Davidson County
Batch# 332514 DEEDWARR
12/19/2019 02:30:23 PM 4 pgs
Fees: $23.00 Taxes: $1,391.20
20191219-0131177

# GENERAL WARRANTY DEED

FROM: Fetta M. Renfro,
Grantor

TO: Cheryl Harris, Trustee,
Grantee

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

| Address New Owner(s) as Follows: | Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes: | Map Parcel Numbers: |
|---|---|---|
| Cheryl Harris, Trustee<br>O'Neil, Hagaman, LLC<br>3310 West End Avenue, Suite 400<br>Nashville, Tennessee, 37203 | New Owner | 024-00-0-108.00 |

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Seventy-Six Thousand and No/100 Dollars ($376,000.00).

Cheryl Harris
Affiant

SUBSCRIBED AND SWORN TO before me, this the 19th day of December, 2019.

Rachel Shelton
Notary Public

RACHEL SHELTON NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 7, 2023

My Commission Expires: 3-7-2023

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, FETTA M. RENFRO, a single woman, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto CHERYL HARRIS, Trustee for the 8 Ten Farm Trust ("Grantee"), her successors and assigns, that certain

tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 774 Dry Creek Road in Goodlettsville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, her successors and assigns, against the lawful claims of all persons whosoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 19 day of December, 2019.

Fetta M Renfro by Lisa R Pyles

FETTA M. RENFRO, by Lisa R. Pyles
Attorney-in-fact

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Rachel Shelton, a Notary Public of said County and State, LISA R. PYLES, Attorney-in-Fact for Fetta M. Renfro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained by signing her name as attorney-in-fact for Fetta M. Renfro.

Witness my hand and seal, at Office in Nashville, Tennessee, this 19th day of December, 2019.

Rachel Shelton

Notary Public

My Commission Expires: 3-7-2023

RACHEL SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

# EXHIBIT A

## Property Description

Land being located in Davidson County, Tennessee, being described as follows:

Beginning at an iron pin in the southerly margin of Dry Creek Road, said iron pin being the northwesterly corner of the property conveyed to Jack P. Henley. by deed of record in Book 4336, page 256, said Register's Office; thence with the westerly boundary of the Henley tract south 9 degrees 40 minutes west 283.6 feet to an iron pin; thence with the same south 32 degrees 21 minutes east 857.2 feet to an iron pin in the northerly boundary of the Robert H. Ozanne property; thence with the same south 75 degrees 01 minutes west 512.2 feet to an iron pin; thence north 20 degrees 36 minutes west 793.3 feet to an iron pin; thence north 26 degrees 26 minutes east 530 feet to an iron pin in the southerly margin of Dry Creek Road; thence with the same south 63 degrees 36 minutes east 183 feet to the point of beginning, containing 10.27 acres, more or less.

Being the same property conveyed to WALTER FRANK RENFRO AND WIFE, FETTA M. RENFRO, by deed from JOHN A. PARRISH AND WIFE, WILMA LEE PARRISH, of record in Book 4345, page 626, dated June 28, 1969, said Register's Office. The said Walter Frank Renfro having since died on or about April 27, 2007, leaving Fetta M. Renfro the surviving tenant by the entirety.

## EXHIBIT B

### Encumbrances

1. Davidson County Taxes for 2019 are due and will be paid in connection with this transfer.