THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

Karen Johnson Davidson County
Batch# 445256 DEEDWARR
07/29/2020 09:23:30 AM 6 pgs
Fees: $33.00 Taxes: $1,850.00
20200729-0083169

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Cheryl Harris, Trustee for The 8 Ten Farm Trust O'NEIL HAGAMAN, PLLC 3310 West End Avenue, Suite 400 Nashville, Tennessee 37203	New Owner(s)	024-00-0-086.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Thousand and 00/00 Dollars ($500,000.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JOHN THOMAS PARRISH, EXECUTOR OF THE ESTATE OF JO ANN PARRISH ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto CHERYL HARRIS, TRUSTEE FOR THE 8 TEN FARM TRUST ("Grantee"), her successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 622 Dry Creek Road, Goodlettsville, Tennessee 37072. The Subject Property is conveyed to Grantee, her heirs, successors and/or assigns, subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds himself and his heirs, successors and/or assigns to warrant and forever defend the title to the Subject Property to Grantee, her heirs, successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

There has been a proration of *ad valorem* property taxes applicable to the Subject Property between Grantor and Grantee. By Grantee's acceptance and recordation of this General Warranty Deed, Grantee hereby assumes and agrees to pay all *ad valorem* property

taxes and assessments assessed against the Subject Property, including, but not limited to, any Greenbelt roll-back taxes, after the first Three Thousand and 00/100 Dollars ($3,000.00) of Greenbelt roll-back taxes have been paid by Grantor. Excluding said payment by Grantor, Grantee further agrees to save, defend, indemnify and hold Grantor harmless from all Greenbelt roll-back taxes.

IN WITNESS WHEREOF, I have hereunto set my signature, this 27 day of July, 2020.

GRANTOR:

John Thomas Parris, Executor of the
Estate of Jo Ann Parrish

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, JOSH HANKINS, a Notary Public of the State and County aforesaid, personally appeared John Thomas Parrish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of the Estate of Jo Ann Parrish, and that he, as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Executor.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 27 day of July, 2020.

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public

My Commission Expires: 11/22/21

MY COMMISSION EXPIRES:
NOVEMBER 22, 2021

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Five Hundred Thousand and 00/100 Dollars ($500,000.00).

JOHN THOMAS PARRISH

Sworn to and subscribed before me, this 27 day of July, 2020.

Notary Public

My Commission Expires: 11/22/21

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
NOVEMBER 22, 2021

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in the 10th District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin on the westerly margin of Dry Creek Road approximately 8750 feet from the Old Dickerson Pike; thence South 15°06' West a distance of 417.6 feet to an iron pin; thence South 47°32' West a distance of 212.4 feet to an iron pin; thence South 58°52' West a distance of 257.9 feet to an iron pin; thence South 33°08' West a distance of 265.9 feet to an iron pin; thence South 71°20' West a distance of 471.2 feet to an iron pin by a 12 inch blackberry; thence North 64°34' West a distance of 245.0 feet to an iron pin; thence North 14°09' East a distance of 448.7 feet to an iron pin in a fence; thence North 1°49' West, a distance of 152.5 feet to an iron pin by a post; thence North 16°38' East, a distance of 202.4 feet to an iron pin; thence North 57°21' East, a distance of 195.4 feet to an iron pin; thence North 54°00' East, a distance of 871.9 feet to a 40 inch beech tree; thence with the westerly margin of Dry Creek Road as follows: in a southerly and easterly direction with a 321.5 foot radius curve to the left, a distance of 206.0 feet to a point; thence South 37°50' East, a distance of 53.0 feet to a point; thence North 52°10' East, a distance of 10.0 feet to a point; thence South 37°50' East a distance of 280.0 feet to the point of beginning, containing 24.7 acres, more or less, as per survey by Turner Engineering Company, Inc., dated July 22, 1966.

TOGETHER WITH the right in and to a right of way easement as created in Book 1023, page 369, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to JOHN A. PARRISH AND WIFE, JO ANN PARRISH, by deed from PAUL M. ALLEN AND WIFE, SARAH ALLEN, of record in Book 4317, page 13, dated March 10, 1969, said Register's Office. JOHN A. PARRISH died on or about March 17, 2019, leaving JO ANN PARRISH as the surviving tenant by the entirety.

JO ANN PARRISH died testate on or about October 7, 2019. Pursuant to the terms of her will of record in Docket No. 19P-2088, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record as Instrument No. 20191218-0130573, said Register's Office, said property is to be administered as part of the probate estate.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the Subject Property.

4. Application for Greenbelt Assessment of record in Book 8857, page 490, filed February 4, 1993, said Register's Office.

5. Ingress/Egress Easement of record as set forth in Book 4047, page 850, said Register's Office.

True Copy Certification

I, Yvonne Hall, do hereby make oath that I am 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.

Yvonne Hall

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Yvonne Hall, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

