THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2020-996

Karen Johnson Davidson County
Batch# 448432 DEEDWARR
08/03/2020 10:23:02 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20200803-0085091

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($150,000.00) cash in hand paid, the receipt of which is hereby acknowledged, BARNNIE EDWARD BOONE ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto KENNETH HARRIS, their successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

A 10.14 acre parcel of land located on the north side of Charlotte Pike approximately 2000 feet west of the intersection of the centerline of Charlotte Pike (Highway 70) and the centerline of Quail Creek Road in the Ninth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the southeast corner of the property herein described, said corner being a existing steel pin found in the base of a 14 inch diameter pine tree found 40 feet north of the centerline of Charlotte Pike and bearing North 51 degrees 46 minutes 55 seconds East 356.83 feet from the intersection of the centerline of Highway 70 and a concrete box culvert under said highway; said point of beginning being the southeast corner of the parent tract of land and the southwest corner of the Diep N. Le property as described in instrument number 20080813-0083238; thence South 58 degrees 11 minutes 12 seconds West a distance of 102.32 feet along the north right of way of Charlotte Pike to a ½ inch diameter x 24 inch long steel pin with cap #2838 set; thence North 27 degrees 25 minutes 08 seconds West a distance of 541.92 feet along the west line of the property herein described to a ½ inch diameter x 24 inch long steel pin with cap #2838 set; thence North 14 degrees 54 minutes 43 seconds West a distance of 1007.26 feet along the west line of the property herein described to a ½ inch diameter x 24 inch long steel pin with cap #2838 set, said pin being the northwest corner of the property herein described; thence North 76 degrees 04 minutes 53 seconds East a distance of 419.09 feet along the north line of the property herein described to a ½ inch diameter x 24 inch long steel pin with cap #2838 set in the west line of the John Harris property as described in Instrument Number 20090612-0054731, in the Register's Office of Davidson County, Tennessee; thence South 13 degrees 52 minutes 26 seconds East a distance of 875.51 feet along the west line of Harris and passing a ½ inch diameter x 24 inch long steel pin with cap #2838 found at 43.73 feet to a 5/8 inch diameter steel pin with cap marked "Byrd" found at the northeast corner of the Diep N. Le property as described in Instrument Number 20080813-0083238; thence South 57 degrees 48 minutes 47 seconds West a distance of 320.00 feet along the north line of Diep N. Le to a ½ inch diameter x 24 inch long steel pin with cap #2838 set; thence South 27 degrees 27 minutes 13 seconds East a distance of 541.84 feet along the west line of Diep N. Le to the point of beginning, and containing 10.14 acres, by survey of Jason W. Looper, TN RLS #2838, dated December 12, 2019.

Being the same property conveyed to Barnnie Edward Boone by Quitclaim Deed from Barnnie Edward Boone, Executor of the Estate of Libby Finch Boone, dated September 9, 2019 of record in Instrument Number 20190917-0093898 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Charlotte Pike.

2. Subject to all matters as shown on survey by Jason W. Looper, TNLS 2838, dated December 12, 2019.

3. Septic Field Line Easement in favor of {In_favor_of} of record in Instrument Number 20200107-0002062, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And

the Grantor covenant with the Grantee, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2020 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 28th day of July, 2020.

BARNNIE EDWARD BOONE

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 28th day of July, 2020, before me personally appeared BARNNIE EDWARD BOONE, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 28th day of July, 2020.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm Exp 5-17-2021

My commission expires: MAY 17, 2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28th day of July, 2020.

NOTARY PUBLIC

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 5-17-2021

My commission expires: MAY 17, 2021

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Map & Parcel No: 127 267.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
KENNETH HARRIS
8170 CHARLOTTE PK.
NASHVILLE, TN 37221