THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829327** Prepared by: Record and Return To: Chapman and Rosenthal Title, I 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $50,000.00. KB Affiant Subscribed and sworn to before me, this 4th day of September, 2020. Notary Public My Commission Expires: _

Karen Johnson Davidson County
Batch# 471675 DEEDWARR
09/08/2020 12:50:44 PM 2 pgs
Fees: $13.00 Taxes: $185.00
20200908-0102000

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Searra Williams and Marquita Lindsley P.O. Box 280854 Nashville, TN 37228	New Owner	Tax Parcel ID No. 101 00 0 201.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James O. Dotson, Jr. and Henryetta H. Dotson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Searra Williams, unmarried, and Marquita Lindsley, unmarried, as tenants in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 101, ASSESSOR'S OFFICE, LYING SOUTH OF RIVER ROAD IN DAVIDSON COUNTY, NASHVILLE, TENNESSEE AND BEING TRACT ONE OF THE WILLIAM SULLIVAN DIVSION. BOUNDED IN GENERAL BY RIVER ROAD ON THE NORTH; WILLIAM SULLIVAN TRACT ON THE EAST, LUTHER E. CULLUM ON THE SOUTH, AND JACKIE DIANE HAMM ON THE WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTH MARGIN OF RIVER ROAD (30' FROM THE CENTER) BEING THE NORTHEAST CORNER OF JACKIE DIANE HAMM (REF INSTRUMENT NUMBER 20000131 PAGE 9516 R.O.D.C.), THENCE LEAVING HAMMAND WITIH THE SOUTH MARGIN OF RIVER ROAD, N76°34' 10"E 144.32' TO AN IRON PIN SET, THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS;
DELTA =12°00'26"; RADIUS= 1348.73'; ARC= 282.65'; TANGENT=141.85'; CHORD= N82°34'23"E 282.13' TO AN IRON PIN SET; THENCE N88°34'36"E 128.87' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA= 09°57'10"; RADIUS= 607.97'; ARC= 105.61'; TANGENT=52.94'; CHORD=N83° 36' 0l"E 105.48' TO AN IRON PIN SET, THE NORTHWEST CORNER OF TRACT TWO OF WILLIAM SULLIVAN DIVSION; THENCE LEAVING RIVER ROAD AND WITH TRACT TWO'S WEST LINES SI9°43'15"E 200.00' TO AN IRON PIN SET; THENCE S41°01'22"W 489.04' TO AN IRON PIN SET IN AN ANCIENT FENCE, LUTHER E. CULLUM'S NORTH LINE (REF DEED BOOK 3405 PAGE 361 R.O.D.C.); THENCE LEAVING TRACT TWO AND WITH CULLUM'S FENCE LINE N76° 24'17"W 72.97' TO AN IRON PIN SET; THENCE S84°46'57"W 77.38' TO AN IRON PIN SET; THENCE S69°27'58"W 84.56' TO AN IRON PIN SET; THENCE S76°26'12"W 111.88' TO AN IRON PIN SET, THE SOUTHEAST CORNER OF THE AFOREMENTIONED JACKIE DIANE HAMM; THENCE LEAVINO CULLUM AND WITH HAMM'S LINE N07°04'52"W 522.04' TO THE POINT OF BEGINNING, CONTAINING 7.00ACRES, MORE OR LESS AND BEING A PORTION OF WILLIAM F. SULLIVAN PROPERTY AS RECORDED IN DEEDBOOK 6664 PAGE 756 AND DEED BOOK 10681 PAGE 189 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE, R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSE, 37062 AND DATED SEPTEMBER 27, 2002.

SEWAGE DISPOSAL EASEMENT:

IN FAVOR OF LOT 2 OF THE WILLIAM SULLIVAN DIVISION AND SUBJECTING LOT 1 OF WILLIAM SULLIVAN DIVISION IS A SEWAGE DISPOSAL BASEMANT WITH RIGHT OF ENTRY FOR CONSTRUCTION OF A SEWAGE DISPOSAL SYSTEM AND REPAIR DESCRIBED AS FOLLOWS:
BEGINNING AT AN EXISTING IRON PIN, THE NORTHEAST CORNER OP LOT 1 OF WILLIAM SULLIVAN DIVISION AND THE NORTHWEST CORNER OF LOT 2 OF WILLIAM SULLIVAN DIVISION ON THE SOUTH MARGIN OF RIVER ROAD (30' FROM THE CENTER) THENCE LEAVING RIVER ROAD AND WITH LOT 2'5 WEST LINE S19°43'15"E 200,00' TO AN EXISTING IRON PIN; THENCE S41°01'22"'W 116.45' TO A POINT; THENCE N19'43'15"W 211.80' TO AN EXISTING IRON PIN ON THE SOUTH MARGIN OF RIVER ROAD; THENCE WITH THE SOUTH MARGIN OF RIVER ROAD WITH A CURVE TO THE LEFT HAVING THE FOLLOWING . CHARACTERISTICS:

DELTA-9°57'10"; RADIUS-607.97'; ARC-105,61'; TANGENT•52,94'; CHORD-N83°36'01"E 105.48' TO THE POINT OF BEGINNING.

Being a part of the same property conveyed to James O. Dotson, Jr. And wife, Henryetta H. Dotson, by Warranty Deed, from William F. Sullivan, of record in Instrument 20030210-0018156, in the Register's Office of Davidson County, Tennessee, dated February 6, 2003 and Reorded on February 6, 2003.

The execution of this instrument is affected by the signature of Kate Rosenthal as Attorney-in-Fact for James O. Dotson, Jr. and Henryetta H. Dotson, which Power of Attorney is recorded in Book _____, Page _____, and Book _____, Page_____, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Easement for sewage disposal, recorded in Instrument Number 20030210-0018156.

This is improved property located at 0 River Road Pike Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of September, 2020.

James O dotson Jr
by Kate rosenthal
attorney in fact

James O. Dotson, Jr.
By: Kate Rosenthal, As Attorney-In-Fact

Henryetta H dotson
by Kate rosenthal
attorney in fact

Henryetta H. Dotson
By: Kate Rosenthal, As Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, 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, and who further acknowledged that she is the Attorney-in-Fact for James O. Dotson Jr. and Henryetta H. Dotson, and she is authorized by James O. Dotson Jr. and Henryetta H. Dotson to execute this instrument on their behalf.

Witness my hand, at office, this 4th day of September, 2020.

Virginia Anderson
Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021