Karen Johnson Davidson County
Batch# 476207 DEEDWARR
09/15/2020 02:23:30 PM 4 pgs
Fees: $23.00 Taxes: $2,497.50
20200915-0105307

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Alan R. Wise
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Lux Development Group, LLC 1312 Central Court Hermitage, TN 37076	New Owner	087-00-0-127.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Paul R Odum and Jo Ann Odum, Co-Trustees of The Paul R. Odum and Jo Ann Odum Revocable Living Trust dated December 1, 2006**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **The Lux Development Group, LLC**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land situated in the 12th Council District of Davidson County, Tennessee, and is more particularly described as follows:

Commencing at the approximate intersection of Central Pike and North New Hope Road, thence in a northeasterly direction a distance of 1421+/- feet, more or less, to an 1/2" iron rod found, having no cap, on the easterly margin of North New Hope Road, and being the southwest property corner of final plat of Aarons Cress, Phase 1A, of record in instrument number 20061219-0156396, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN);

with the final plat of Aarons Cress, Phase 1A, for the next 8 calls to the point of beginning;
thence, South 82°30'42" East, a distance of 5.00 feet to an iron rod found, set by Wamble;
thence, South 82°30'42" East, a distance of 233.01 feet to a 5/8" iron rod found, having no cap;
thence, North 52°51'18" East, a distance of 302.29 feet to an iron rod set;
thence, South 79°58'35" East, a distance of 215.34 feet to an iron rod set;
thence, South 88°00'10" East, a distance of 162.16 feet to an iron rod set;

thence, North 38°17'12" East, a distance of 221.90 feet to an iron rod set;
thence, South 55°35'19" East, a distance of 232.41 feet to a 1/2" iron rod found, having no cap;
thence, North 25°13'18" East, a distance of 259.54 feet to an iron rod set at approximate Tennessee state plane coordinate location of, N:672,231.10, E:1,797,883.91, and being the point of beginning of herein described land;

thence with said line, North 25°13'18" East, a distance of 8.29 feet to an iron rod set at the southeast corner of LUX Development Group, LLC, of record in Instrument number 20180928-0096540 R.O.D.C., TN.;

with the easterly line of LUX Development Group, LLC, for the next three (3) Calls;
thence, North 25°12'43" East, a distance of 339.72 feet to a 5/8" iron rod found having no cap;
thence, North 15°55'27" East, a distance of 472.02 feet to a point;
thence, North 15°54'56" East, a distance of 620.14 feet to a 1/2" iron rod found, having no cap on the southerly line of LUX Development Group, LLC, of record in Instrument number 20000531-0054024, R.O.D.C., TN.;

thence with said line, South 81°04'33" East, a distance of 492.53 feet to an iron rod set on the westerly line of Brian C. Chowder of record in deed book 8064, page 615, R.O.D.C., TN.;

thence, South 08°57'45" West, a distance of 162.14 feet to a leaning 1/2" iron rod found, having no cap, at the northwest property corner of Michael E. Searcy & Wife Gatha F Searcy of record in instrument number 20040827-0104059, R.O.D.C., TN.;

thence with said line, South 10°02'06" West, a distance of 365.19 feet to a leaning 1/2" iron rod found, having no cap;

thence, South 10°48'20" West, a distance of 379.93 feet to a leaning 1/2" iron rod found, having no cap at the northwest property corner of Clarence E. Chowder & wife Lula E. Chowder of record in deed book 2798, page 201, R.O.D.C., TN.;

thence with said line, North 81°16'06" West, a distance of 285.06 feet to a leaning 1/2" iron rod found, having no cap on the northerly line of Wise Group of record in instrument number 20110523-0039462, R.O.D.C., TN.;

thence with said line, South 10°27'46" West, a distance of 847.34 feet to an iron rod set on the new division line of Paul R. Odum and Jo Ann Odum, Co-Trustees of the Paul R. Odum and Jo Ann Odum Revocable Living Trust dated December 1, 2006, Trustee, of record in instrument number 20170817-0084739, R.O.D.C., TN.;

with the new division line for the next three (3) calls;
thence, North 83°09'43" West, a distance of 40.08 feet to a point;
thence, North 10°27'46" East, a distance of 232.65 feet to a point;
thence, North 64°46'42" West, a distance of 377.02 feet to the point of beginning of herein described land, having an area of 698516.33 square feet or 16.04 acres more or less;

Information was taken from a ALTA/NSPS Land Title Survey by Dale and Associates under the supervision of Steven C. Matthews, TN. R.L.S. #2352, dated December 3, 2019, and legal description was written on August 19, 2020, Project #18093;

Being a portion of the same property conveyed to Paul R. Odum and Jo Ann Odum, Co-Trustees of The Paul R. Odum and Jo Ann Odum Revocable Living Trust dated December 1, 2006, Trustee by Warranty Deed from Keith Carter and Tammy A. Carter, husband and wife, of record inInstrument 201708170084739, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property know as: 6157 N New Hope Road, Hermitage, TN 37076

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 the 11th day of September, 2020.

Paul R. Odum, Co-Trustee of The Paul R. Odum and Jo Ann Odum Revocable Living Trust dated December 1, 2006

Jo Ann OdumCo-Trustee of The Paul R. Odum and Jo Ann Odum Revocable Living Trust dated December 1, 2006

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

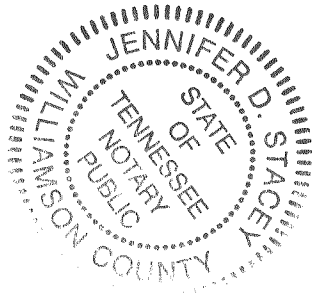
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Paul R Odum and Jo Ann Odum, Co-Trustees of The Paul R. Odum and Jo Ann Odum Revocable Living Trust dated December 1, 2006 with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 11th day of September, 2020.

Notary Public

My Commission Expires: 10/3/21

(SEAL)



Tennessee Certification of Electronic Document

I, Jennifer Dunlap Stacey, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Dunlap Stacey
Signature

State of Tennessee

County of Williamson

Personally appeared before me, KATHERINE A HEDRICK, a notary public for this county and state,
Notary's Name

Jennifer Dunlap Stacey, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 7, 2020

MY COMMISSION EXPIRES: 12/7/2020

NOTARY'S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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