Karen Johnson Davidson County
Batch# 494096 DEEDWARR
10/13/2020 08:35:30 AM 5 pgs
Fees: $28.00 Taxes: $725.20
20201013-0118500

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th DAY OF October, 2020.

NOTARY PUBLIC

My Commission expires: 1-10-2021

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20080090

Address of New Owner
James Matthew Teague and Sarah Lynn Sanders
4700 Whites Creek Pike
Whites Creek, TN 37189

Send Tax Bills To:
Same

Tax Information:
021-026.00
AND
021-278.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Charles R. Ford and Trena Purdom and Sheila Ford,** hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do transfer and convey unto **James Matthew Teague and Sarah Lynn Sanders, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Tract I: Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 09-30-20, File Number 2-936, as follows:

Beginning in the center line of Old Clarksville Pike being approximately 678 feet northwest from the intersection of the center line of Chambliss Road; thence leaving said center line South 25 degrees 30 minutes 31 seconds West a distance of 25.34 feet to a set iron witness rod on the south margin of Old Clarksville Pike and having a Tennessee State Plane Coordinate of N:724282.9534, E:1706252.2478; thence with the common line of Marlon Otto Mayo (Instrument No. 20050201-0011456) and with the west margin of a 20 foot lane for Ingress and Egress (Book 3099, Page 285) South 25 degrees 30 minutes 31 seconds West a distance of 143.25 feet to an existing iron rod in an iron pipe; thence North 65 degrees 44 minutes 29 seconds West a distance of 123.09 feet to a set iron rod having a Tennessee State Plane Coordinate of N:724204.2918, E:1706078.3226 and being the southeast corner of Nina Felts (Book 5486, Page 934); thence with said Felts North25 degrees 30 minutes 31 seconds East a distance of 106.23 feet to a set iron witness rod on the south margin of Old Clarksville Pike and having a Tennessee State Plane Coordinate of N:724300.0928, E:1706124.1270; thence continuing with said Felts North25 degrees 30 minutes 31 seconds East a distance of 27.68 feet to the center of Old Clarksville Pike; thence with the center of Old Clarksville Pike and with a curve turning to the right with an arc length of 129.01 feet, with a radius of 474.30 feet, with a chord bearing of South 81 degrees 22 minutes 50 seconds East, with a chord length of 128.61 feet to the point of beginning, having an area of 18988.32 square feet, 0.44 acres.

Included with this conveyance is the Ingress/Egress and Utilities Easement of record in Instrument No. __202010130118498___, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Thurman W. Ford and wife, Nina M. Ford, by Warranty Deed from J. H. Ford and Mildred M. Ford Mayo dated 06/21/1960 and recorded on 07/11/1960 at Book 3099, Page

285, Register's Office for Davidson County, Tennessee. The said Thurman W. Ford having since died on or about 12/15/1975, leaving Nina M. Ford the surviving tenant by the entirety. The said Nina M. Ford, aka Nina Felts, having since died intestate on or about 01/29/2005, property vested in her heirs at law: Sheila Ford, Trena Purdom and Charles R. Ford (see Affidavit of Heirship of record in Instrument No. 202010130118499_, RODCT).

Tract II: Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 09-30-20, File Number 2-936, as follows:

Beginning in the center line of Old Clarksville Pike being approximately 807 feet northwest from the intersection of the center line of Chambliss Road; thence leaving said center line and with the west line of the remaining portion of Thurman W. Ford (Book 3099, Page 285) South 25 degrees 30 minutes 31 seconds West a distance of 27.68 feet to a set iron witness rod on the south margin of Old Clarksville Pike and having a Tennessee State Plane Coordinate of N:724300.0928, E:1706124.1270; thence continuing with said Ford South 25 degrees 30 minutes 31 seconds West a distance of 106.23 to a set iron rod having a Tennessee State Plane Coordinate of N:724204.2918, E:1706078.3226 and in the north line of Marlon Otto Mayo (Instrument No. 20050201-0011456); thence with said Mayo North 65 degrees 44 minutes 29 seconds West a distance of 80.00 feet to an existing iron pipe in the east line of Bryan Wilson (Instrument No. 20200617-0063168); thence with said Wilson North 25 degrees 30 minutes 31 seconds East a distance of 57.62 feet to a set iron witness rod on the south margin of Old Clarksville Pike; thence North 25 degrees 30 minutes 31 seconds East a distance of 31.32 feet to the center of Old Clarksville Pike; thence with a curve turning to the right with an arc length of 92.77 feet, with a radius of 474.30 feet, with a chord bearing of North 85 degrees 13 minutes 27 seconds East, with a chord length of 92.62 feet to the point of beginning having an area of 9051.78 square feet, 0.21 acres.

Being part of the same property conveyed to Thurman W. Ford and wife, Nina M. Ford, by Warranty Deed from J. H. Ford and Mildred M. Ford Mayo dated 06/21/1960 and recorded on 07/11/1960 at Book 3099, Page 285, Register's Office for Davidson County, Tennessee. The said Thurman W. Ford having since died on or about 12/15/1975, leaving Nina M. Ford the surviving tenant by the entirety. Nina M. Ford further conveyed an undivided one half interest to Woodrow Morris by Warranty Deed dated 01/10/1976 and recorded on 04/26/1977 at Book 5139, Page 954, RODCT. Woodrow Morris further conveyed his undivided one half interest to Nina Felts by Installment Deed dated 08/16/1979 and recorded on 08/22/1979 at Book 5486, Page 934, RODCT. The said Nina Felts, aka Nina M. Ford, having since died intestate on or about 01/29/2005, property vested in her heirs at law: Sheila Ford, Trena Purdom and Charles R. Ford (see Affidavit of Heirship of record in Instrument No. 202010130118499_, RODCT).

This is property generally located:
3929 Old Clarksville Pike, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Subject to all matters shown on the Boundary Retracement by Jeffrey Patrick Chandler, TN RLS No. 2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Project No. 2-936, dated September 28, 2020.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Charles R. Ford, Trena Purdom, and Sheila Ford** has/have caused this instrument to be executed, this the 8 day of October, 2020.

Charles R Ford
Charles R. Ford

Trena Purdom
Trena Purdom

Sheila Ford
Sheila Ford

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Charles R. Ford, Trena Purdom, and Sheila Ford,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

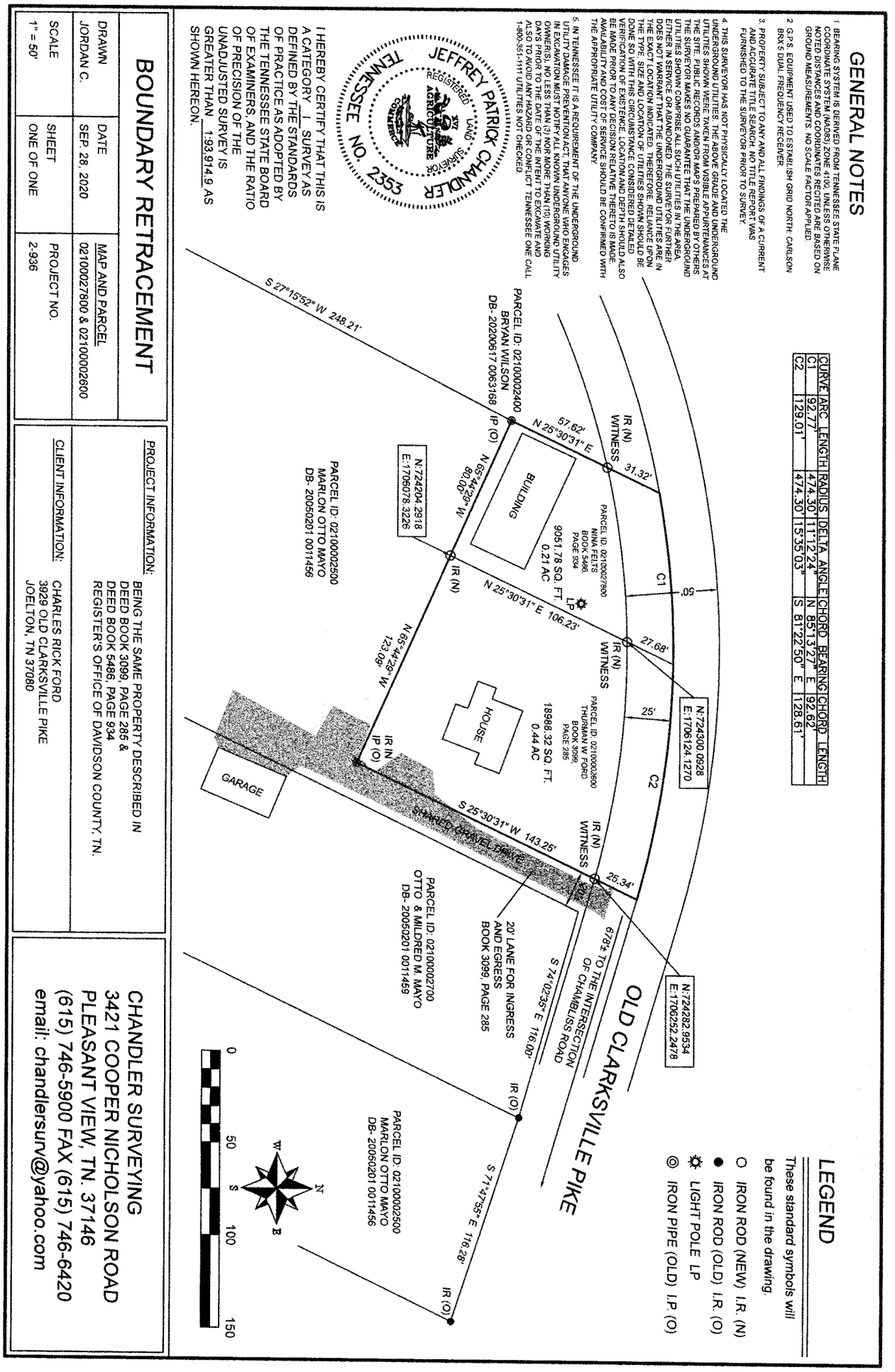
This the 8 day of Oct, 2020.

My commission Expires: 8/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Exhibit A


GENERAL NOTES
1. BEARING SYSTEM IS DERIVED FROM TENNESSEE STATE PLANE COORDINATES (NAD83) ZONE 4100, UNLESS OTHERWISE NOTED. DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS. NO SCALE FACTOR APPLIED.
2. G.P.S. EQUIPMENT USED TO ESTABLISH GRID NORTH: CARLSON BRX 5 DUAL FREQUENCY RECEIVER.
3. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO SURVEY.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON DONE SO WITH THIS CIRCUMSTANCE CONSIDERED DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
5. IN TENNESSEE IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THE INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 UTILITIES NOT CHECKED.
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:93,914.9 AS SHOWN HEREON.
JEFFREY PATRICK CHANDLER
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2353
CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CHORD LENGTH
C1 92.77' 474.30' 11°12'24" N 85°13'27" E 92.62'
C2 129.01' 474.30' 15°35'03" S 81°22'50" E 128.61'
LEGEND
These standard symbols will be found in the drawing.
O IRON ROD (NEW) I.R. (N)
● IRON ROD (OLD) I.R. (O)
LIGHT POLE LP
◎ IRON PIPE (OLD) I.P. (O)
OLD CLARKSVILLE PIKE
N:724300.0928 E:1706124.1270
N:724282.9534 E:1706252.2478
678' TO THE INTERSECTION OF CHAMBLISS ROAD
S 74°02'35" E 116.00'
S 71°47'58" E 116.28'
S 25°30'31" W 143.25'
S 27°15'52" W 248.21'
N 25°30'31" E 106.23'
N 65°44'29" W 123.09'
N 65°44'29" W 200.00'
N 25°30'31" E 57.62'
N:724204.2918 E:1706078.3226
PARCEL ID: 021000027800 NINA FELTS BOOK 5486, PAGE 934
PARCEL ID: 021000002600 THURMAN W. FORD BOOK 3099, PAGE 285
PARCEL ID: 021000002400 BRYAN WILSON DB- 20200617 0063168
PARCEL ID: 021000002500 MARLON OTTO MAYO DB- 20050201 0011456
PARCEL ID: 021000002700 OTTO & MILDRED M. MAYO DB- 20050201 0011459
PARCEL ID: 021000002500 MARLON OTTO MAYO DB- 20050201 0011456
BUILDING
HOUSE
GARAGE
9051.78 SQ. FT. 0.21 AC
18988.32 SQ. FT. 0.44 AC
31.32'
27.68'
25'
25.34'
50'
C1
C2
IR (N) WITNESS
IR (O)
IP (O)
IR IN
SHARED CHANEL DRIVE
20' LANE FOR INGRESS AND EGRESS BOOK 3099, PAGE 285
0 50 100 150
N E S W
BOUNDARY RETRACEMENT
DRAWN JORDAN C.
DATE SEP. 28, 2020
MAP AND PARCEL 021000027800 & 021000002600
SCALE 1" = 50'
SHEET ONE OF ONE
PROJECT NO. 2-936
PROJECT INFORMATION:
BEING THE SAME PROPERTY DESCRIBED IN DEED BOOK 3099, PAGE 285 & DEED BOOK 5486, PAGE 934 REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.
CLIENT INFORMATION:
CHARLES RICK FORD
3929 OLD CLARKSVILLE PIKE
JOELTON, TN 37080
CHANDLER SURVEYING
3421 COOPER NICHOLSON ROAD
PLEASANT VIEW, TN. 37146
(615) 746-5900 FAX (615) 746-6420
email: chandlersurv@yahoo.com

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 12th day of October, 2020.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY