Karen Johnson Davidson County
Batch# 494365 DEEDWARR
10/13/2020 02:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,590.63
20201013-0118991

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of October, 2020.

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-10224

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Williams and Jessica Moore (NAME)	Gardner Financial Services, LTD dba Legacy Mutual Mortgage (NAME)	009-00-0-228
8120 Jackman Road (STREET ADDRESS)	730 Cool Springs Boulevard, 100 (STREET ADDRESS)	
Nashville, TN 37080 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Sammy Ray Adcock and wife, Tammy Diane Adcock,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Williams, a single man and Jessica Moore, a single woman, as tenants in common with right of survivorship**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING A CERTAIN PARCEL OR TRACT OF LAND LYING IN THE 1st COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, PRESENTLY IDENTIFIED AS PARCEL ID: 00900022800 (8120 JACKMAN RD) ON THE DAVIDSON COUNTY TAX MAPS. SAID PROPERTY IS BOUNDED ON THE NORTH BY SAMMY AND TAMMY ADCOCK (PARCEL ID: 00900000400; 8100 JACKMAN RD); ON THE EAST BY THE CENTERLINE OF JACKMAN ROAD; ON THE SOUTH BY JENNA CONWAY (PARCEL ID: 00900020000; 8152 JACKMAN RD) AND CANDACE O'BRIEN (PARCEL ID: 00900000300; 8186 JACKMAN RD); AND ON THE WEST BY RALPH EUGENE SMITH, JR. (PARCEL ID: 00900025300; 8188 JACKMAN RD); SAID PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF JACKMAN ROAD, SAID POINT BEING THE NORTHEAST CORNER OF CONWAY, IN DB-20180419-0036935 R.O.D.C. (PARCEL ID: 00900020000), AND THE SOUTHERLY MOST CORNER OF HEREIN DESCRIBED TRACT. THENCE, LEAVING THE CENTERLINE OF JACKMAN ROAD AND ALONG THE NORTH LINE OF CONWAY (SEE NOTE BELOW), N 40°14'42" W, FOR A DISTANCE OF 265.00 FEET PASSING THROUGH (2) EXISTING OLD T-POSTS TO AN OLD WOOD CIRCULAR FENCE POST NEAR CORNER OF SMALL SHED; THENCE, LEAVING THE NORTH LINE OF CONWAY AND ALONG THE EAST LINE OF O'BRIEN, IN DB-20170922-0097272 R.O.D.C. (PARCEL ID: 00900000300), N 29°50'05" E, FOR A DISTANCE OF 101.86 FEET TO AN IRON ROD FOUND AT THE BASE OF OLD WOOD CIRCULAR FENCE POST; THENCE, LEAVING THE EAST LINE OF O'BRIEN AND WITH THE NORTH LINE OF O'BRIEN, N 64°43'27" W,

FOR A DISTANCE OF 140.74 FEET GENERALLY FOLLOWING AN OLD BARBED WIRE FENCE TO AN OLD WOOD CIRCULAR FENCE POST; SAID POST BEING THE NORTHWESTERLY CORNER OF O'BRIEN AND THE MOST WESTERLY CORNER OF HEREIN DESCRIBED TRACT; THENCE, LEAVING THE NORTH LINE OF O'BRIEN AND ALONG THE EAST LINE OF SMITH, JR., IN DB-20200624-0067932 R.O.D.C. (PARCEL ID: 00900025300), N 34°51'05" E, FOR A DISTANCE OF 712.11 FEET GENERALLY FOLLOWING AN OLD BARBED WIRE FENCE TO AN OLD WOOD CIRCULAR FENCE POST; SAID POST BEING THE MOST EASTERLY CORNER OF SMITH, JR. AND THE MOST NORTHERLY CORNER OF HEREIN DESCRIBED TRACT; THENCE, LEAVING SMITH, JR. EAST LINE AND ALONG THE SOUTH LINE OF SAMMY ADCOCK, IN QC-20190320-0025311 R.O.D.C. (PARCEL ID: 00900000400), S 24°06'06" E, PASSING THROUGH AND OLD WOOD CIRCULAR FENCE POST WITH BARBED WIRE AT 359.72 FEET IN ALL 463.16 FEET TO A POINT IN THE CENTERLINE OF JACKMAN ROAD; SAID POINT BEING THE NORTH EASTERLY POINT OF HEREIN DESCRIBED TRACT; THENCE, LEAVING THE SOUTH LINE OF SAMMY ADCOCK AND ALONG THE CENTERLINE OF JACKMAN ROAD FOR THE FOLLOWING TWO CALLS: S 34°02'30" W, FOR A DISTANCE OF 570.62 FEET TO A POINT; THENCE, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1511.47 FEET, AN ARC LENGTH OF 48.91 FEET, A DELTA ANGLE OF 1°51'14", A CHORD BEARING OF S 36°09'08" W., AND A CHORD DISTANCE OF 48.91 FEET TO THE POINT OF BEGINNING, AND CONTAINING 264,170.016 SQUARE FEET OR 6.065 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY BROTHERTON LAND SURVEYING, RLS #2850, 10/1/2020.

Being the same property conveyed to Sammy Ray Adcock and wife, Tammy Diane Adcock by Deed dated June 10, 1999 from Y.E. Kimbrell and wife, Patricia A. Kimbrell, recorded June 10, 1999, in Book 11521, Page 597, in the Official Records of Davidson County, Tennessee.

PROPERTY SUBJECT TO A PROPERTY LINE AGREEMENT BETWEEN CURRENT OWNERS JENNA CONWAY (PARCEL ID: 00900020000) AND FORMER OWNERS SAMMY & TAMMY ADCOCK (PARCEL ID: 00900022800, HEREIN DESCRIBED TRACT). COMMON PROPERTY LINE BETWEEN BOTH OWNERS BEING THE NORTH LINE OF CONWAY AND SOUTH LINE OF ADCOCK WAS AGREED TO RUN FROM A POINT IN THE CENTERLINE OF JACKMAN ROAD THROUGH (2) EXISTING T-POST TO AN OLD WOOD CIRCULAR FENCE POST NEAR CORNER OF SMALL SHED AS DESCRIBED ABOVE.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Reservation of ingress/egress easement over a private road of record in Book 5296, page 121, said Register's Office.

2. Agreement to maintain roadway in Book 5987, page 924, said Register's Office.

3. Restrictive Covenant for detached structure in Instrument No. 20030130-0012883, said Register's Office.

The 2020 taxes have been paid by the Grantees and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 8120 Jackman Road, Joelton, TN 37080.

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. Whenever 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 9th day of October, 2020.

Sammy Ray Adcock

Sammy Ray Adcock

Tammy Diane Adcock

Tammy Diane Adcock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of October, 2020, before me personally appeared Sammy Ray Adcock and Tammy Diane Adcock, 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, at office, this 9th day of October, 2020.

Deanna L Cooper

Notary Signature

My commission expires: 6/1/2024



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY