Karen Johnson Davidson County
Batch# 506428 DEEDWARR
11/02/2020 09:08:30 AM 5 pgs
Fees: $28.00 Taxes: $5,901.50
20201102-0127538

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2918

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,595,000.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of October, 2020

Notary Public

Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ajbet C. Smiley and George W. Smiley 1125 Hitt Lane Goodlettsville, TN 37072	WILSON BANK & TRUST 623 WEST MAIN ST LEBANON, TN 37088	25-152.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

James Keith Shelly, a married man,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George W. Smiley and Abjet C. Smiley, husband and wife

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:

Certain lands situated in the 11th Civil District of Davidson County, Tennessee, and located on the South margin of Hitt Lane, West of Watts Road and being more particularly described as follows:

Tract One:

Beginning on an iron pin located on the South margin of Hitt Lane, said iron pin being the beginning of a curve to the right, and said iron pin being the northeast corner to Lot 2 of the division of the Paul Holloway property as evidenced in Deed Book 6050, Page 350 in the Register's Office of Davidson County, Tennessee, thence:

1) With said margin and said curve to the right. (said curve having a radius of 1025.00 feet. and a chord bearing of South 53 degrees 28 minutes 32 seconds East, a chord length of 300.65 feet and a delta angle of 16-51-19) a curve length of 301.74 feet to a point, said point being the northeast corner of the herein described tract, and said point being the northwest corner of Bryant as described in Deed Book 4069, Page 934, Register's Office for Davidson County, thence;

2) Leaving said margin and with the line common to Bryant and the property herein described South 04 degrees 51 minutes 47 seconds West a distance of 580.15 feet to a fence corner, and said corner being in the North line of Truman F. Shane as evidenced in Book 2438, Page 452, Register's Office for Davidson County and said corner being the southeast corner of the herein described tract, thence;

3) With Shane's North line South 86 degrees 35 minutes 26 seconds West a distance of 681.09 feet to an iron pin, said pin the southwest corner of the herein described tract, and being the southeast corner to the land of Tennessee Building Products as evidenced in Book

8404, Page 400, Register's Office for Davidson County, thence;

4) With the East line of the land of Tennessee Building Products North 14 degrees 11 minutes 32 seconds East a distance of 262.81 feet to a point, said point being the southwest corner of the remaining land of Paul and Shila Holloway, thence;

5) With the south line of the land of Paul and Shila Holloway South 71 degrees 07 minutes 58 seconds East a distance of 105.30 feet to a point, thence;

6) With the East line of the land of Paul and Shila Holloway North 04 degrees 01 minutes 11 seconds East a distance of 249.96 feet to a min said point being the northeast corner of the remaining land of Paula and Shila Holloway, and said point being in the South line of Brian E. Holloway as evidenced in Book 8308, page 52, Register's Office, and being the South line of the aforementioned Lot 2 of the division of the Paul Holloway property thence;

7) With the South line of Brian E. Holloway South 70 degrees 28 minutes 30 seconds East a distance 168.75 feet to an iron pin by a power pole, said iron pin being the southeast corner of Lot 2, thence;

8) With the East line of Brian E. Holloway North 20 degrees 55 minutes 59 seconds East a distance of 410.94 feet to an iron pin, the beginning containing 7.815 acre more or less, according to a survey by Jesse E. Walker, RLS, PE dated 11-05-91.

Tract Two:

Being a tract of land in the 11th District of Davidson County, Tennessee and located South of Hitt Lane and West of Watts Road and being more particularly described as follows:

1) To find the beginning start on an iron pin located on the South margin of Hitt Lane, said iron pin being the beginning of a curve to the right, and said iron pin being the northeast corner to Lot 2 of the division of the Paul Holloway property as evidenced in Deed Book 6050, page 350 in the Register's Office of Davidson County, Tennessee, thence; leaving said margin and with the East line of said Lot 2 South 20 West a distance of 410.94 feet to an iron pin by a power said iron pin being the southeast corner to Lot 2, thence with the South line of Lot 2 North 70 degrees 28 minutes 30 seconds West a distance of .75 feet to a point, said point being the beginning and being the northeast corner of the remaining land of Paul and Shila Holloway, thence;

2) With the East line of the land of Paul and Shila Holloway South 04 degrees 01 minutes 11 seconds West a distance of 249.96 feet to a point, said point being the southeast corner of the remaining land of Paul and Shila Holloway, thence;

3) With the South line of the land of Paul and Shila Holloway North 71 degrees 07 minutes 58 seconds West a distance of 105.30 feet to a point, said point being the southwest corner of the remaining land of Paul and Shila Holloway, and said point being in the East line of the land of Tennessee Building Products as evidenced in Book 8404, Page 400k, Register's Office for Davidson County, thence:

4) With the East line of the land of Tennessee Building Products North 14 degrees 11 minutes 32 seconds East a distance of 228.64 feet to a point, said point being the northwest corner of the remaining land of Paul and Shila Holloway, and being in the South line of Lot 1 of the division of the Paul Holloway property, thence;

5) With the South line of Lot 1 North 69 degrees 50 minutes 22 seconds East a distance of 22.59 feet to an iron pin, said iron pin being the southeast corner of Lot 1, and being the southwest corner of Lot 2, thence;

6) With the South line of Lot 2 South 70 degrees 28 minutes 30 seconds East a distance of 42.34 feet to a point, the beginning, containing 0.458 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated 11-05-91.

Tract Three:

Being a tract of land in the 11th District of Davidson County, Tennessee, and located South of Hitt Lane and West of Watts Road and being more particularly described as follows:

To find the beginning start on an iron pin located on the South margin of Hitt Lane, said iron pin being the northwest corner to Lot 1 of the division of the Paul Holloway property as evidenced in Deed Book 6050, page 350, in the Register's Of\u64257?ce of Davidson County, Tennessee, thence; leaving said margin and with the west line of said Lot 1 South 09 degrees 00 minutes 39 seconds West a distance of 119.87 feet to an iron pin, thence; continuing with the West line of Lot 1 South 07 degrees 56 minutes 13 seconds West a distance of 277.63 feet to an iron pin, thence; continuing with the West line of Lot 1 South 06 degrees 45 minutes 19 seconds West a distance of 137.64 feet to an iron pin, said iron pin being the beginning, and said iron pin being the southwest corner of Lot 1, and said iron pin being the northwest corner of the remainder of Lot 1 on the plan of Martha Olean Shane property as evidenced in Book 4955, page 100, Register's Office for Davidson County, thence;

1) With the South line of Lot 1 of the division of the Paul Holloway property North 69 degrees 50 minutes 22 seconds East a distance of 137.11 feet to a point, thence;

2) With the East line of the remainder of Lot 1 of the plan of Martha Olean Shane property South 14 degrees 11 minutes 32 seconds West a distance of 491.45 feet to an iron pin, said pin being the southeast corner of the herein described tract, and said pin being in Deed Book 2438, Page 452, Register's Office for Davidson County, thence;

3) With the line common to Truman F. Shane and the property herein described South 85 degrees 46 minutes 03 seconds West a distance of 49.42 feet to an iron pin at a fence corner, said corner being the southwest corner of the herein described tract, and said corner being the southeast corner to W.T. Shane as evidenced in Book 5063, page 966, Register's Office for Davidson County, thence;

4) With W.T. Shane's East line North 05 degrees 25 minutes 09 seconds East a distance of 434.78 feet to an iron pin, said pin being the beginning, containing 0.881 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated 11-05-91.

Being the same property conveyed to James Keith Shelly by Quitclaim deed from Kippi Rolynn Sheely of record in Book 10563, Page 442, Register's Office for Davidson County, Tennessee, dated March 01, 1997 and recorded on August 08, 1997.

Lori Shelly hereby joins in on the conveyance of this document to convey any and all marital rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1125 Hitt Lane, Goodlettsville, TN 37072

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of October, 2020.

James Keith Shelly

Lori Shelly

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Keith Shelly and Lori Shelly** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of October, 2020.

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2023

Notary Public
My Commission Expires: _____

(Notary Seal)

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

