Karen Johnson Davidson County
Batch# 526872 DEEDWARR
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Fees: $22.00 Taxes: $0.00
20201208-0142917

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY GRANTOR HEREIN AND NO EVIDENCE OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF SUMNER COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OFTITLE.

NEW PROPERTY OWNERS ARE:
EVA ELIZABETH THOMPSON, ETAL
4804 SHARON DRIVE
JEFFERSON CITY, MO 65109

THIS INSTRUMENT PREPARED BY:
KELLY AND SMITH LAW OFFICES
121 PUBLIC SQUARE
GALLATIN, TN 37066

SEND TAX BILLS TO:
EVA ELIZABETH THOMPSON
4804 SHARON DRIVE
JEFFERSON CITY, MO 65109

MAP AND PARCEL: 012-00-0-076.00

DEED TO CREATE TENANTS IN COMMON

FOR AND IN CONSIDERATION of the sum of FIFTY ($50.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and the love and affection which I have for my children, **RAYFORD OLSEN THOMPSON, III AND SANDRA LEE BROWN**, I, **EVA ELIZABETH THOMPSON,** have this day bargained and sold and by these presents do hereby transfer and convey unto the said **RAYFORD OLSEN THOMPSON, III AND SANDRA LEE BROWN,** their heirs and assigns, such and sufficient interest in the within described tract or parcel of land so as, and for the purpose of, creating a **TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** in me, **EVA ELIZABETH THOMPSON AND MY CHILDREN, RAYFORD OLSEN THOMPSON, III AND SANDRA LEE BROWN,** which property is situated in Davidson County, Tennessee and more particularly described as follows:

PROPERTY located on the west side of Williamson Road near the City of Goodlettsville, 10th Councilmanic District of Davidson County, Tennessee. Being shown as parcel 76.00 on Davidson County property map 12 and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated

August 11, 2010 and known as Job No. 10-0062, as follows:

BEGINNING at an iron pin found in the easterly right-of-way of Old Springfield Pike at the Northwest corner of the herein -described tract. Said pin being the Southwest corner of the Mary Ann Smith & Grant W. Smith property of record in Instrument No. 20070614-0071296, R.O.D.C., TN. Said pin also being located approximately 276.05' in a northerly direction, as measured along the easterly right-of-way of Old Springfield Pike, from the right-of-way of Williamson Road. Thence, from said POINT OF BEGINNING, leaving Old Springfield Pike, with the southerly line of the Smith property, N 67 degrees 32' 19" E - 916.00' to an iron pin found, a corner to Elizabeth Worsham of record in Book 9187, Page 70, R.O.D.C., TN. Thence with the line of Worsham N 67 degrees 31'15" E - 128.34' to an iron pin set at the northernmost corner of the Elizabeth W. Worsham property of record in Book 5581, Page 881, R.O.D.C., TN. Thence with the line of Worsham, S 00 degrees 38' 02" W - 190.40' to an iron pin set; Thence S 76 degrees 54'58" E - 196.54' to an iron pin found in the westerly right-of-way of Williamson Road; Thence with said right-of-way, S 11 degrees 29'11" E - 121.68' to a point; Thence with a curve right having a radius of 63.00', a chord length of 68.09', said chord having a bearing of S 21 degrees 01'40" W and an arc length along said curve of 71.93' to a point; Thence S 53 degrees 44'16" W - 291.39' to a point; Thence with a curve left having a radius of 5726.00', a chord length of 74.41', said chord having a bearing of S 53 degrees 21'57" W and an arc length along said curve of 74.41' to a point; Thence S 52 degrees 59'26" W - 108.30' to a point; Thence with a curve left having a radius of 1394.00', a chord length of 97.06', said chord having a bearing of S 51 degrees 00'03" W and an arc length along said curve of 97.08' to a point; Thence S 49 degrees 00'00" W - 83.73' to a point; Thence with a curve right having a radius of 101.52', a chord length of 120.59', said chord having a bearing of S 85 degrees 26'20" W and an arc length along said curve of 129.12' to a point; Thence N 58 degrees 07'36" W - 281.44' to a point; Thence with a curve left having a radius of 197.00', a chord length of 149.06', said chord having a bearing of N 80 degrees 21'23" W and an arc length along said curve of 152.86' to a point; Thence S 77 degrees 24'34" West - 45.28' to a point at the intersection of the north right-of-way of Williamson Road and the easterly right-of-way of Old Springfield Pike; Thence with the easterly right-of-way of Old Springfield Pike, N 20 degrees 40'04" W - 115.82' to a point; Thence with a curve right having a radius of 880.76', a chord length of 135.62', said chord having a bearing of N 16 degrees 15'15" W and an arc length along said curve of 135.76' to a point; Thence N 12 degrees 27'46" W - 24.47' to the point of beginning, containing 12.34 acres, more or less.

BEING the same property conveyed to Eva Elizabeth Thompson by

Quitclaim Deed from Robert L. Worsham, III, Nancy Jean McAllister, and Eva Elizabeth Thompson, Heirs at Law of Elizabeth W. Worsham, Deceased dated February 24, 2011 and of record in Instrument Number: 20110218-0013907 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD such and sufficient interest in and to the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto my children, RAYFORD OLSEN THOMPSON, III AND SANDRA LEE BROWN, their heirs and assigns, for the purpose of creating a tenants in common with right of survivorship in my children, RAYFORD OLSEN THOMPSON, III AND SANDRA LEE BROWN and me, EVA ELIZABETH THOMPSON, to have and to hold in fee simple.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of said tract or parcel of land and that I have a good right to convey same and that it is unencumbered except for 2020 real estate taxes, applicable zoning and building regulations, and all visible easements and Restrictions of record.

I FURTHER COVENANT with said GRANTEES and bind myself, my heirs and legal representatives to warrant and forever defend the title to said tract or parcel of land, unto the said RAYFORD OLSEN THOMPSON, III AND SANDRA LEE BROWN, their heirs and assigns, for the purpose of creating a tenants in common with right of survivorship, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 25 day of September, 2020.

Eva Elizabeth Thompson

EVA ELIZABETH THOMPSON

STATE OF MISSOURI

COUNTY OF Cole

PERSONALLY appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **EVA ELIZABETH THOMPSON**, the bargainor, 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.

WITNESS my hand and official seal, this the 25 day of September, 2020.

Gloria A. Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/7/2021

GLORIA A. JOHNSON
Notary Public - Notary Seal
STATE OF MISSOURI
County of Cole
My Commission Expires 2/7/2021
Commission # 13540528

OATH

STATE OF Tennessee

COUNTY OF Sumner

I, hereby make oath or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ~~$ 00.00~~ 5000 5ZK, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Sandra E. Ketchum, Agent
AFFIANT

SWORN to and subscribed before me, this the 2nd day of November, 2020.

Joyce Lillard
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

JOYCE LILLARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-23-2020