Karen Johnson Davidson County
Batch# 528754 DEEDWARR
12/10/2020 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $628.63
20201210-0144493

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Diana A. Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2020.

Liz Davis
Notary Public

MY COMMISSION EXPIRES: 5-17-21
(AFFIX SEAL)

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON 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)
Shearer Harris Enterprises LLC 0 Cane Ridge Road Cane Ridge, TN 37013	Shearer Harris Enterprises,LLC 789 Bell Road Antioch, TN 37013	182-00-0-099.00

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, **Shelly Anne Dawson and Bryan Dawson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Shearer Harris Enterprises 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 lying in the 32nd Councilmanic District of Nashville, Davidson County, Tennessee, and bounded on the west by Cane Ridge Road, on the north by two twenty-five foot easements to property on the northeast and east, and bounded on the east by property belonging to Cynthia S. Greer, of record in Deed Book 11330, page 128; and on the south by property belonging to Clint Cothern of record in Deed#20130603-0055842 and being further described as follows:

Beginning on an existing pipe on the east margin of Cane Ridge Road at the northwest corner of Cothern and the southwest corner of the herein described tract and being approximately 3,240' north of the intersection of Old Hickory Boulevard and Cane Ridge Road; thence with the east margin of Cain Ridge Road N-13 05' 55"W, 146.34' to an iron pin by a steel fence post approximately 30 feet east of the center of Cane Ridge Road; thence around a curve to the right a distance of 39.35' and having a radius of 25.00' to an iron pin on the east margin of a 25' ingress/egress easement; thence S-79 12' 33"-E, 709.96' to a steel fence post on the southern margin of a 25' ingress/egress easement into Greer Property; thence with Greer property around a curve to the left a distance of 140.85' and having a radius of 376.70', to an iron pin on the southern margin of said easement; thence leaving the margin of said easement S-10 09' 49"-E, 251.61' feet to an iron pin near a fence line; thence generally with the mentioned fence line N-76 54' 55"-W, 969.42' to an existing pipe on the east margin of Cane Ridge Road, the point of beginning and

containing 4.06 acres, more or less, according to a survey by Galyon Northcutt Surveying dated May 5, 2017.

Being the same property conveyed to Equity Trust Company Custodian fbo Shelly Anne Dawson IRA, by Warranty Deed from Harry Green and wife Carolyn J. Green, dated 05/16/2017 and recorded 05/18/2017, of record in Instrument 201705180049457, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shelly Ann Dawson and husband, Bryan Dawson by Quitclaim Deed from Equity Trust Company, dated 07/14/2017 and recorded 07/20/2017, of record in Instrument 201707200073391, 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: 0 Cane Ridge Road, Cane Ridge, TN 37013

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 30th day of November, 2020.

Shelly Anne Dawson

Bryan Dawson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Shelly Anne Dawson and Bryan Dawson 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 30th of November, 2020.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

