WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF ~~Wilson~~ Williamson TM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 367,000.00 .

Lauren Weber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF 12-21, 2020.

Notary Public
COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 540236 DEEDWARR
12/22/2020 01:54:30 PM 4 pgs
Fees: $23.00 Taxes: $1,357.90
20201222-0152351

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Garrett Forrest Evans Jessica Anne Morrow Evans	Same As New	Tract 1: 098 000 222.00 Tract 2: 098 000 223.00
(NAME)	(NAME)	
3323 Earhart Rd	Property	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **William R. Basham and Susan A. Basham, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Garrett Forrest Evans and Jessica Anne Morrow Evans, husband and wife** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Tract No. 1: From Parcel ID 098 00 064 (P/O) and 098 00 156.00 (P/O)
Land situated in the 12th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being part of the William D. Akin property, Instrument No. 20141201-0109639 and Instrument No. 20140226-0016460, and being LOT 4 on Exhibit B, "Earhart Road at John Hagar Road Layout Exhibit" attached to Quitclaim Deed of record in Instrument No. 20200326-0033086, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
Commencing at a point in the eastern right-of-way of Earhart Road, said point being the northwest corner of Phillip Sutton, Deed book 11252, Page 543, Register's Office for Davidson County, Tennessee; said point also being the southwest corner of William D. Akin;
Thence with said right-of-way, North 31 degrees 05 minutes 58 seconds East 54.33 feet to the true point of beginning;
Thence continuing with said right-of-way the following calls:
North 31 degrees 05 minutes 58 seconds East 52.62 feet to a point; a curve to the left, having a radius of 514.56 feet, and a length of 331.48 feet, and being subtended by a chord bearing North 13 degrees 19 minutes 36 seconds East a distance of 325.78 feet;
Thence North 5 degrees 07 minutes 42 seconds West 5.36 feet to a point;
Thence leaving said right-of-way and with a severance line the following calls:
South 83 degrees 42 minutes 09 seconds East 555.31 feet to a point;
South 6 degrees 17 minutes 51 seconds West 395.52 feet to a point;
Thence North 81 degrees 55 minutes 15 seconds West 616.49 feet to the point of beginning,
containing 217,599 Square Feet or 5.00 acres, more or less.

Tract No. 2: From Parcel ID 098 00 064 (P/O) and Parcel ID 098 00 156.00 (P/O)
Land situated in the 12th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being part of the William D. Akin property, Instrument No. 20141201-0109639 and Instrument No. 20140226-0016460, and being LOT 5 on Exhibit B, "Earhart Road at John Hagar Road Layout Exhibit" attached to Quitclaim Deed of record in Instrument No. 20200326-0033086, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the eastern right-of-way of Earhart Road, said point being the northwest corner of Phillip Sutton, Deed Book 11252, Page 543, Register's Office for Davidson County, Tennessee; said point also being the southwest corner of William D. Akin;
Thence with said right-of-way, North 31 degrees 05 minutes 58 seconds East 54.33 feet to a point;
Thence with a severance line the following calls:
South 81 degrees 55 minutes 15 seconds East 616.49 feet to a point;
North 6 degrees 17 minutes 51 seconds East 395.52 feet to a point;
Thence South 83 degrees 42 minutes 09 seconds East 411.14 feet to a point in the western line of B. E. Lane, Deed Book 1077, page 647, Register's Office for Davidson County, Tennessee;
Thence with the western line of Lane, South 4 degrees 50 minutes 30 seconds West 451.10 feet to the southwest cornerof Lane, said point being in the northern line of KDS Investment Group, GP, Instrument No. 20160331-10030671, Register's Office for Davidson County, Tennessee;
Thence with the norther line of KDS, North 82 degrees 39 minutes 44 seconds West 259.78 feet to the northwest corner of KDS, said point also being the northeast corner of Phillip Sutton;
Thence with the north line of Sutton, North 83 degrees 10 minutes 27 seconds West 199.47 feet to a point;
Thence continuing with the north line of Sutton, North 81 degrees 55 minutes 15 seconds West 602.68 feet to the point of beginning,
containing 217,866 Square Feet or 5.00 acres, more or less.

Being part of the same property conveyed to William R. Basham and Susan A. Basham, husband and wife, by Quitclaim Deed from S. Nixon Pressley, Trustee, and to S. Nixon Pressley, Trustee, by the same instrument, from William R. Basham and Susan a. Basham, husband and wife, and Susan A. Basham, as successor in interest to William D. Akin, deceased, as his sole heir at law, of record in Instrument No. 20200326-0033086, Register's Office for Davidson County, Tennessee, dated March 25, 2020 and recorded on March 26, 2020; and further being part of the same property conveyed to William D. Akin by Warranty Deed from Charles H. Cook, Administrator of The Estate of Robert Lucian Cook, of record in Instrument No. 20141201-0109639, said Register's Office, dated November 26, 2014 and recorded on December 1, 2014; and further being part of the same property conveyed to William D. Akin by Warranty Deed from Charles H. Cook and wife, Sharon A. Cook, of record in Instrument No. 20140226-0016460, said Register's Office, dated and recorded on February 26, 2014. The said William D. Akin died intestate on March 2, 2019, leaving Susan A. Basham as his sole heir at law. See Estate of William Dodson Akin, Docket #19P723, and Affidavits of Heirship in Instrument No. 20190830-0088036 and Instrument No. 20190830-0088023, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as	3323 Earhart Road		Mt. Juliet, TN	37122
	(House Number) (Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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. successors 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, successors 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 our hands this 18 day of December, 2020.

William R. Basham

Susan A. Basham

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared William R. Basham and Susan A. Basham, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 18 day of December, 2020.

S. Nixon Pressley

Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

