Karen Johnson Davidson County
Batch# 540388 DEEDWARR
12/22/2020 03:41:30 PM 5 pgs
Fees: $28.00 Taxes: $481.00
20201222-0152565



STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

David G. Cain
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22 DAY OF December, 2020

NOTARY PUBLIC

My Commission expires: 8.27.22

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20110064

Address of New Owner
David G. Cain
8688 Cub Creek Road
Nashville, TN 37209

Send Tax Bills To:
Same

Tax Information:
077-00-0-003.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Alyce M. Peachy and Kathy Spence and Sandra Cripps and Amber Stone and Stanley Bissinger and Mark Bissinger,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **David G. Cain,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a parcel of land in the 35th Council District of Nashville, Davidson County, Tennessee. Bounded on the Stanley Scott Adams property as of record in Record Book 184, Page 327, R.O.C.C. TN. and the West by the Kevin E. Adams property as of record in Record Book 537, Page 1362, R.O.C.C. TN. and the Parrish Revocable Trust property as of record in Instrument No. 20190401-0029062, R.O.D.C. TN. Bounded on the East by the William S. Dunn property as of record in Instrument No. 20101021-0084283, R.O.D.C. TN. Bounded on the South by the northerly margin of Cub Creek Road and being more particularly described as follows:

Beginning at an existing iron pin found in the northerly margin of Cub Creek Road, said point being the southwest corner of the William S. Dunn property as of record in Instrument No. 20101021-0084283, R.O.D.C. TN. and being the southeast corner of the tract herein described; thence, with said curve to the right, having a central angle of 13 degrees 21 minutes 03 seconds, a radius of 511.00 feet, an arc length of 119.07 feet and a chord bearing and distance of North 87 degrees 10 minutes 31 seconds West, 118.80 feet; thence, North 80 degrees 29 minutes 59 seconds West 444.96 feet to the beginning of a curve to the left; thence, with said curve to the left, having a central angle of 44 degrees 43 minutes 13 seconds, a radius of 296.60 feet, an arc length of 231.50 feet and a chord bearing and distance of South 77 degrees 08 minutes 23 seconds West, 225.67 feet; thence, South 54 degrees 46 minutes 45 seconds West 96.73 feet to the beginning of a curve to the right; thence, with said curve to the right, having a central angle of 15 degrees 36 minutes 31 seconds, a radius of 550.00 feet, an arc length of 149.83 feet and a chord bearing and distance of South 62 degrees 35 minutes 00 seconds West, 149.37 feet; thence, South 70 degrees 23 minutes 18 seconds West 76.09 feet to the beginning of a curve to the left; thence, with said curve to the left, having a central angle of 30 degrees 50 minutes 57 seconds, a radius of 325.00 feet, an arc length of 174.99 feet and a chord bearing and distance of South 54 degrees 57 minutes 49 seconds West, 172.88 feet to an iron set; thence, leaving said roadway, North 12 degrees 25 minutes 41 seconds East 140.06 feet to an iron pin set; thence, a

common line with the Stanley Scott Adams property as of record in Record Book 184, Page 327, R.O.C.C. TN. North 38 degrees 28 minutes 58 seconds East 223.90 feet to an iron pin found; thence, a common line with the Kevin E. Adams property as of record in Record Book 537, Page 1362, R.O.C.C. TN. North 31 degrees 36 minutes 11 seconds East 147.65 feet to an iron pin found; thence, North 52 degrees 02 minutes 50 seconds East 184.79 feet to an iron pin found; thence, a common line with the Parrish Revocable Trust property as of record in Instrument No. 20190401-0029062, R.O.D.C. TN. South 81 degrees 47 minutes 28 seconds East 295.62 feet to a metal post found; thence, South 06 degrees 49 minutes 04 seconds West 122.60 feet to an iron pin found; thence, South 84 degrees 00 minutes 22 seconds East 549.32 feet to an iron pipe found; thence, a common line with the William S. Dunn property as of record in Instrument No. 20101021-0084283, R.O.D.C. TN. South 07 degrees 32 minutes 22 seconds West 110.81 feet to the point of beginning, containing 215,241 square feet or 4.94 acres, more or less, as surveyed by Brian McCain, P.L.S. TN #2256, P.O. Box 220, Pegram, TN 37143, File No. 20-1880, dated 12/15/2020.

Being the same property conveyed to Kerry R. Bissinger, unmarried, by Warranty Deed from Hill McAllister Bissinger and wife, Alyce Andrews Bissinger, dated 08/01/1985 and recorded on 08/02/1985 at Book 6620, Page 823, Register's Office for Davidson County, Tennessee. Kerry R. Bissinger having since died testate on or about 01/20/2017, property vested in his mother, Alyce M. Peachy, and his brothers and sisters, Kathy Spence, Sandra Cripps, Amber Stone, Stanley Bissinger and Mark Bissinger according to the terms of his Last Will and Testament on file at Will Book 16, Page 19, Chancery Court for Cheatham County, Tennessee, File P-2786 (also see Affidavit of Heirship of record in Instrument No. 202012220152564, RODCT).

This is property generally located:
8688 Cub Creek Road, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Subject to all matters shown on the Boundary Survey by Brian McCain, TN RLS No. 2256, P.O. Box 220, Pegram, TN 37143, Project No. 20-1880, dated 12/15/2020.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Alyce M. Peachy, Kathy Spence, Sandra Cripps, Amber Stone, Stanley Bissinger, and Mark Bissinger** has/have caused this instrument to be executed, this the 22 day of Dec, 20 20.

Alyce M. Peachy

Alyce M. Peachy

Amber M Stone

Amber Stone

Kathy Spence

Kathy Spence

Stanley Bissinger

Stanley Bissinger

Sandra Cripps

Sandra Cripps

Mark Bissinger

Mark Bissinger

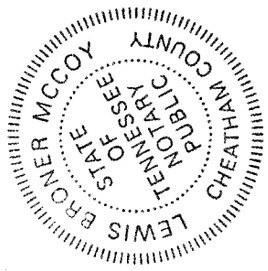
STATE OF TN
COUNTY OF Cheatham

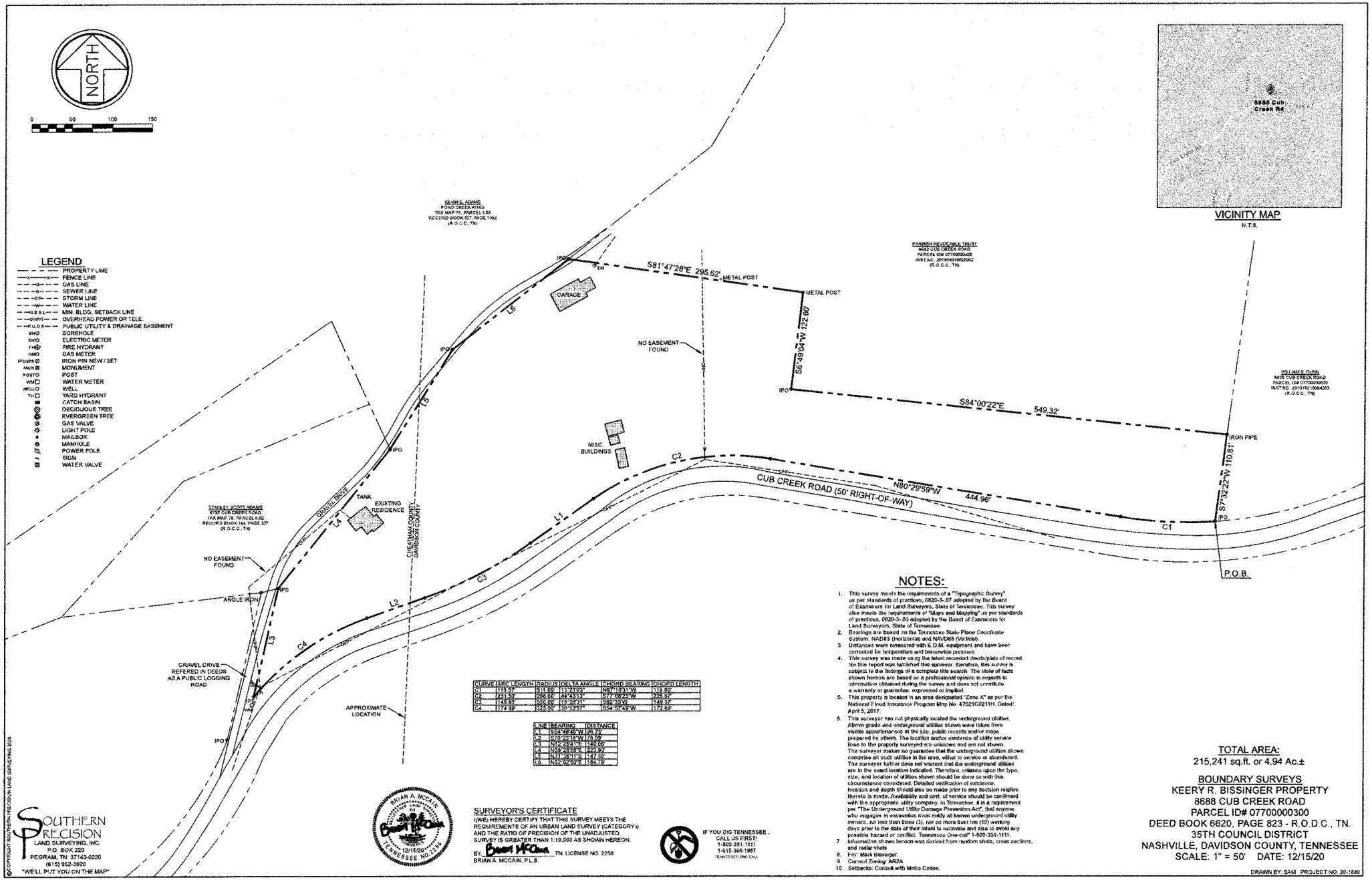
Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Alyce M. Peachy, Kathy Spence, Sandra Cripps, Amber Stone, Stanley Bissinger, and Mark Bissinger,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 22 day of Dec, 20 20.

My commission Expires: 8/27/22

NOTARY PUBLIC





VICINITY MAP
N.T.S.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	119.9'	511.00'	13°27'03"	N87°10'31"W	119.60'
C2	231.50'	286.60'	44°37'13"	S77°08'23"W	225.57'
C3	149.83'	525.00'	15°39'31"	S82°35'9"W	149.37'
C4	1174.99'	328.00'	30°40'57"	S54°57'49"W	172.80'

LINE	BEARING	DISTANCE
L1	S34°48'48"W	99.73'
L2	S70°23'18"W	179.09'
L3	N12°29'41"E	140.06'
L4	N35°26'36"E	223.80'
L5	N31°36'11"E	147.55'
L6	N52°02'59"E	184.79'

NOTES:

1. This survey meets the requirements of a "Topographic Survey" as per standards of practices, 0820-3-.07 adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Maps and Mapping" as per standards of practices, 0820-3-.06 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
2. Bearings are based on the Tennessee State Plane Coordinate System, NAD83 (Horizontal) and NAVD88 (Vertical).
3. Distances were measured with E.D.M. equipment and have been corrected for temperature and barometric pressure.
4. This survey was made using the latest recorded deeds/plats of record. No title report was furnished this surveyor, therefore, this survey is subject to the findings of a complete title search. The state of facts shown hereon are based on a professional opinion in regards to information obtained during the survey and does not constitute a warranty or guarantee, expressed or implied.
5. This property is located in an area designated "Zone X" as per the National Flood Insurance Program Map No. 47021C0211H, Dated: April 5, 2017.
6. This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost, of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One-call" 1-800-351-1111.
7. Information shown hereon was derived from random shots, cross sections, and radial shots
8. For: Mark Bissinger.
9. Current Zoning: AR2a
10. Setbacks: Consult with Metro Codes.

TOTAL AREA:
215,241 sq.ft. or 4.94 Ac.±

BOUNDARY SURVEYS
KEERY R. BISSINGER PROPERTY
8688 CUB CREEK ROAD
PARCEL ID# 07700000300
DEED BOOK 6620, PAGE 823 - R.O.D.C., TN.
35TH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 50' DATE: 12/15/20

DRAWN BY: SAM PROJECT NO. 20-1880

SURVEYOR'S CERTIFICATE
I(WE) HEREBY CERTIFY THAT THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY I) AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

BY: _____ TN. LICENSE NO. 2258
BRIAN A. MCCAIN, P.L.S.

BRIAN A. MCCAIN
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2258
12/15/20

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL

SOUTHERN PRECISION
LAND SURVEYING, INC.
P.O. BOX 220
PEGRAM, TN 37143-0220
(615) 952-3600
"WE'LL PUT YOU ON THE MAP"

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20201222015256S

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 22nd day of December, 2020.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY