Karen Johnson Davidson County
Batch# 549365 DEEDWARR
01/07/2021 11:06:30 AM 4 pgs
Fees: $23.00 Taxes: $2,201.50
20210107-0003281

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

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

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 8-18-2021
(AFFIX SEAL)

KINA RENEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Commercial, 277 Mallory Station Rd. , Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Living Waters Homes LLC, et al	NEW OWNER	151 00 0 095.00 000
(NAME) 113 Sedona Woods Trl	(NAME)	151 00 0 095.00 001
(ADDRESS) Nolensville TN 37135	(ADDRESS)	151 00 0 095.00 002
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JCH Development Company, Inc., a Tennessee Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Living Waters Homes LLC, a Tennessee Limited Liability Company, and TN Homes LLC, a Tennessee Limited Liability Company, and Samuel Tadros**, 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:

Land in the 2nd civil district of Davidson County, Tennessee identified as Parcel ID 15100009500 and being part of the same property conveyed to JCH Development Company, Inc., a Tennessee Corporation, by warranty deed from Dorothy Jean Omohundro Sorrells and husband, Hessey Earl Sorrells, of record in Book 8787, Page 944, Register's Office of Davidson County (R.O.D.C.), Tennessee; and by warranty deed from Imogene Mackey Phelps, Jesse L. Mackey, Eva Fay Mackey Jared, Neva Gay Mackey Coates, Maxie C. Mackey, Linda Mackey Spinosa, Nancy Mackey Roberts, Carolyn M. Demerich and Dianne M. Crowell, of record in Book 7739, Page 657, R.O.D.C., and by warranty deed from James M. Rhea and wife, Linda W. Rhea, of record in book 7736, Page 247, R.O.D.C.

Beginning at a point in the northerly ROW of Hobson Pike, said point being the southwest corner of Long Hunter Chase Phase 3 Section 3 instrument number 20081014-0103113 R.O.D.C.; thence, with a curve to the left, leaving Hobson Pike ROW and with the westerly ROW of Derbyshire Drive, said curve having a chord of N28°30'26"E 35.36', a radius of 25.00' and length of 39.27'; thence, N16°29'34"W 20.30'; thence, with a curve to the left said curve having a chord of N31°20'30"W 166.58', a radius of 325.00' and length of 168.46'; thence, N46°11'27"W 113.21' to a point being the southeast corner of Lot 124 of Long Hunter Chase Phase 1 Section 1 as recorded in Plat Book 7900 Pages 829-831 R.O.D.C. ; thence, leaving ROW of Derbyshire Drive and with the southerly boundary of

Long Hunter Chase Phase 1 Section 1 S43°48'33"W 68.17'; thence, S80°35'32"W 127.94'; thence, N88°25'52"W 144.52'; thence, S87°56'29"W 135.11'; thence, S67°06'16"W 124.65'; thence, S57°04'05"W 179.71' to a point being the southwest corner of Open Area "F" of Long Hunter Chase Phase 1 Section 1, said point being in the easterly ROW of Smith Springs Parkway; thence, with a curve to the right and with the easterly ROW of Smith Springs Parkway, said curve having a chord of S22°35'15"E 277.29' a radius of 1490.00' and length of 277.70'; thence, with a curve to the left said curve having a chord of S61°52'14"E 35.12' a radius of 25.00' and length of 38.94' to a point within the northerly ROW of Hobson Pike; thence, with the northerly ROW of Hobson Pike N73°30'26"E 770.00' to the point of beginning, containing 5.87 acres more or less, according to a survey provided by Enfield Group, 503 East Iris, Nashville, TN 37204.

Being a portion of the same property conveyed to JCH Development Company, Inc., a Tennessee Corporation, by Warranty Deed from Imogene Mackey Phelps, Jesse L. Mackey, Eva Fay Mackey Jared, Neva Gay Mackey Coats, Maxie C. Mackey, Linda Mackey Spinosa, Nancy Mackey Roberts, Carolyn M. Deserick and Dianne M. Crowell dated December 23, 1988 and recorded December 1988 in Book 7739, Page 657, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 0 Hobson Pike, Antioch, 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 our hands this 28th day of December, 2020.

JCH Development Company, Inc.,
a Tennessee Corporation

BY: _____
John C. Hayes, President/CEO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

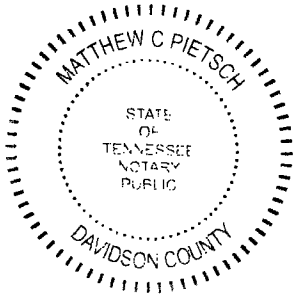
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John C. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President/CEO and is authorized to execute the instrument on behalf of JCH Development Company, Inc., the within named bargainor, and that he/she as such President/CEO executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as President/CEO.

Witness my hand and official seal, this the 28th of December, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)



True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

