STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 562690 DEEDWARR
01/27/2021 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $148.00
20210127-0012323

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2021.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-11432

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Irvin Templet as Trustee of TRLLC 401k FBO Irvin Templet #8007445	New Owner	015-00-0-088
(NAME)	(NAME)	
707 Memorial Blvd	"	
(STREET ADDRESS)	(STREET ADDRESS)	
Picayune MS 39466	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Darin Davidson, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Irvin Templet as Trustee of TRLLC 401k FBO Irvin Templet #8007445,** 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:

TRACT ONE
Being the 14th, formerly 24th Civil District of said County, being part of Tract No. 6 on the Map of Subdivision of the Weaver-Harris, et al Lands, as of record in Book 2, page 183, Chancery Court at Nashville, described according to a survey by C. J. Carney, Surveyor, Oct. 13, 1960, as follows:
BEGINNING at a point in Union Hill Road, 437 feet, more or less, west of the southeast corner of Tract No. 6 on said Plan, same being the southeast corner of land conveyed to George S. Brent and Charles A. Gentry, by deed of record in Book 3133, page 501, Register's Office for said County; thence north 7° east 420 feet to a point; thence south 88° 30' west 370 feet to a point; thence south 48° west 500 feet to a point; thence south 30° west 404 feet to a point; thence south 66° 30' east 363 feet to a point; thence north 22° east 394 feet, more or less, to a point,· thence north 60" 15' east 178.2 feet to a point; thence north 88° 15' 99 feet to a point in Union Hill Road; thence south 75° east 150 feet, more or less, to the point of beginning.

TRACT TWO
Being situated on the 14th, formerly 24th Civil District of said County, and being part of Tract No. 6 on the Map of the Subdivision of the Weaver-Harris et al lands, as of record in Plan Book 2, page 183, Chancery Court at Nashville, described according to a survey made by C. J. Carney, dated June 20, 1963, as follows:
BEGINNING at a point in the center of Wilkinson Road, said point being the northwest corner of a tract of land

conveyed to James H. King and wife, by deed of record in Book 3612, p. 510, Register's Office for said County; thence south 67° 30' east 365 feet to a point; thence north 30° east 333 feet to a point; thence north 48° east 500 feet to a point; thence north 76° west 437 feet to a point; thence north 67° 30' west 100 feet to a point in the center of Wilkinson Road; thence with the center line of said Wilkinson Road, south 27° west 101.6 feet; south 28° west 57.4 feet; south 12° 30' west 189.7 feet; south 21° west 160.9 feet; south 30° west 131.2 feet and south 40° west 95 feet, more or less, to the point of beginning, containing 6.5 acres, more or less.

Included in the above description but expressly excluded from this conveyance is the following tract of land:

BEGINNING at iron pin new situated in the Northwesterly right-of-way line of Union Hill Road. The said pin being the Southwest corner of the Charles E. Harvison property, as of record in Book 8184, Page 16, Register's Office for Davidson County, Tennessee. The said pin also being the Southeast corner of the property described herein; thence, with the said right-of-way line, with a curve to the left, the said curve having a delta angle 82 deg. 40 min. 27 sec., a radius of 410.00 feet, a chord bearing of South 63 deg. 34 min. 37 sec. West, a chord distance of 541.60 feet, for a total arc length of 591.60 feet to an iron pin new; thence with a chord severance line, the following bearings and distances; thence, North 33 deg. 37 min. 27 sec. West, 473.22 feet to an iron pin new; thence, North 43 deg. 36 min. 04 sec. East, 240.65 feet to an iron pin new; thence, North 79 deg. 08 min. 53 seq. East, 270.77 feet to a concrete monument old, the said monument being the Southeast corner of the Charles D. Morris, Jr. etux property, as of record in Book 3892, page 138, Register's Office for Davidson County, Tennessee, and being the Southwest corner of the Charles D. Morris, Jr. property as of record in Book 3505, page 3, Register's Office for Davidson County, Tennessee; thence, with the said Morris property, North 89 deg. 02 min. 27 sec. East, 369.57 feet to a concrete monument old, the said monument being the northwest corner of the said Harvison property; thence with the said Harvison property, South 08 deg. 02 min. 44 sec. West, 388.30 feet to the point of beginning, containing 296,219 square feet or 6.800 acres, more or less.

Being the same property conveyed to Darin Davidson by Deed dated December 15, 2020 from College Street Properties, LLC, of record in Instrument No. ____202101270012322____, in the Register's office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Out conveyance in Instrument No. 20020509-0057490, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2812 Union Hill Road, Nashville, TN 37080.

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. Whenever 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 27th day of January, 2021.

Darin Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of January, 2021, before me personally appeared Darin Davidson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of January, 2021.

D. TODD HOLAR NOTARY PUBLIC TENNESSEE SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

True Copy Certification

I, Trudy Milliken, 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, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY