WARRANTY DEED

Karen Johnson Davidson County
Batch# 563721 DEEDWARR
01/29/2021 08:22:30 AM 4 pgs
Fees: $23.00 Taxes: $3,515.00
20210129-0013010

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Lauren Weber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF Jan, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer M. Cartwright and James E. Staub	Same As New Owner	
(NAME)	(NAME)	
8638 Poplar Creek Road		154 00 0 123.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **CONNIE B. HARDIN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER M. CARTWRIGHT AND JAMES E. STAUB, WIFE AND HUSBAND,** 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:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 8638 Poplar Creek Road, Nashville, TN 37221
(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 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 hand this 28 day of January, 2021

Connie B. Hardin

CONNIE B. HARDIN

William A. Hardin

WILLIAM A. HARDIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connie B. Hardin and William A. Hardin, the bargainors, 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 for the purposes therein contained.

Witness my hand and official seal this 28 day of January, 2021.

Commission expires:

JOHN GREGORY HARDEE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public

EXHIBIT "A"

Being a Tract of land shown on property Map 154, Assessor's office, bounded in General by Patricia Walker and a 50 ft. Ingress-Egress easement of the Northwest; Jeffrey Wilson on the North and Northeast; Thomas Peebles on the East; Jack Lee, W. Lee, W. Lee Trimble, Kerry Campbell and John Tudor on the South; and James Dellacroce on the West. and lying off the North side of Poplar Creek Road, more particularly described as follows:

Beginning at an iron pin on the South side of a 50 ft. Ingress -Egress easement, said pin being James Dellacroce's Northernmost corner (Ref. Deed Book 8635 Page 661, R.O.D.C.), and said pin being located in Patricia Walker's South Line(Ref. Deed Book 7048, Page 171, R.O.D.C.); Thence leaving Dellacroce and with walker and the south side of the 50 ft. Easement, N 53 deg.12 min.37 sec. E 160.19 ft. to an iron pin; thence with a curve to the right having the following characteristics:

delta= 32 deg. 01 min. 02 sec.; radius= 196.69 ft.; arc= 109.91 ft.; tangent = 56.43 ft.; chord = N 69 deg. 13 min. 08 sec. E 108 .49 ft. to an iron pin ; thence continuing with the South side of the aforementioned easement, which easement is now wider than 50 ft., N 85 deg. 13 min . 38 sec . E , passing Jeffrey Wilson's Westernmost corner at 61.29 ft., in all 139.33 ft. to an iron pin (Wilson's Ref. Deed Book 6699 Page 805, R.O.D.C .); thence with a curve to the left having the following characteristics:

delta=38 deg. 11 min. 59 sec.; radius = 105.59 ft.; arc = 70.40 ft.; tangent=36.56 ft.; chord= N 66 deg.07 min. 39 sec. E69.10 ft. to an existing iron pin on the Southwest side of Wilson's driveway; thence; leaving the easement S 66 deg. 47 min. 11 sec. E 1104. 11ft. to an existing iron pin in a fence in Thomas Peebles' West line (Ref. Deed Book 4615 Page 127, R.O.D.C.), said pin also being Jack Lee's Northeast corner (Ref . Deed Book 7671 Page 681, R.O.D.C. .); thence leaving Wilson and Peebles , and with Lee's North line N 81 deg. 06 min.08 sec. W 331.13 ft. to an existing iron pin on the North side of a Hollow, said pin being W.Lee Trimble's Northeast corner (Ref. Deed Book 7988 Page 728, R.O.D.C.); thence with Trimble's North line, crossing the hollow , S 38 deg.41 min.44 sec. W sec. W. passing a bearing iron pin at 250.56 ft., in all 378.56 ft. to an iron pin on the North side of a logging road, said pin being the Northeast corner of Kerry Campbell (Ref. Deed Book 6285 Page 895 , R.O.D.C.);

Thence with Campbell's North line , N 70 deg. 38 min .13 sec. W 254.34 ft. to an iron pin near said logging road; thence N 77 deg. 37 min. 55 sec. W 173.33 ft. to an existing iron pin on the South side of the logging road. said pin being the Northeast corner of Jon M. Tudor (Ref. Deed Book 6907 Page 71, R.O.D.C.); thence running along the south side of the logging road with Tudors north line, N 65 deg. 41 min. 35 sec. W 126.28 ft. to an existing iron pin; thence N 37 deg.22 min. 12 sec. W 108.65 ft. to an existing iron pin; thence N 24 deg. 32 min, 19 sec. W 186.89 ft. to an existing iron pin on the South east side of a creek. thence leaving the logging road and crossing the creek S 75 deg. 07 min.42 sec. W 152.86 ft. to an existing iron pin in James Dellacroce's East line; thence with Dellacroce N 30 deg. 14 min. 54 sec. W 133.00 ft. to the point of beginning , containing 9.99 acres, more or less, as recorded in Deed Book 6235 Page 682, Register's office according to a survey dated 9/30/92 by Randolph L. Chapdelaine, R.L.S. # 1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

Together with a non-exclusive permanent easement which shall run with the property (contained herein) for Ingress Egress over the existing 50 foot wide right of way from Poplar Creek Road to and along the property, the easterly edge of which right of way is described as follows:

Beginning at an iron rod in the north margin of Poplar Creek Road, Being the Southwest corner of a 5.00 acre tract recorded in Book 6471, Page 578, Register's Office for Davidson county, Tennessee, (Tract 1 of Division of Goodall Bailey Property), then with the westerly boundary of said tract North 28 deg. 59min. 32 sec. East 88.38 feet to an iron rod; thence North 18 deg. 54 min. 48 sec. West 382.34 feet to an iron rod; thence North 53 deg. 12 min. 37 sec. East , 339.51 feet to an iron rod, being the Westernmost corner of the tract described above and conveyed herein ; thence with the Westerly boundary of said tract North 53 deg. 12 min.37 sec. East,160.19 feet to point; then with a curve to the right, delta pf 32 deg. 01 min. 01 sec., radius of 196.69 feet , a distance of 109.91 feet, chord of North 69 deg. 13 min. 07 sec .East ,108.49 feet to a point. then north 85 deg. 13 min. 38 sec. East, 139.33 feet to a point then with a curve to the left , delta of 38 deg. 11min. 59 sec., radius of 105.59 feet a distance of 70.40 feet, chord of North 66 deg. 07 min.38 sec. East ,69.10 feet to an iron rod , as shown in survey of Perry A. Chapdelaine ,Jr., dated March 21,1984.

Being the same property conveyed to Connie B. Hardin, by Warranty Deed from Randall Adkisson and wife, Carmen Adkisson of record in Book 8746, Page 604 in the Register's Office of Davidson County, Tennessee, dated October 1, 1992 and recorded on October 2, 1992.

William A. Hardin joins in to convey any interest he may have.

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

