WARRANTY DEED

Karen Johnson Davidson County
Batch# 585169 **DEEDWARR**
03/05/2021 09:49:42 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00

20210305-0029005

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 7-18-21

(AFFIX SEAL)

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Carl Jason Somerville,a married man	Carl Jason Somerville,a married man	17-123 18-2 18-3 17-218
(NAME) 6245 Lickton Pike	(NAME) 6245 Lickton Pike	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210255

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, I/we, **Estate of Minta C. Jackson**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Carl Jason Somerville, a married man**, 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. :

BEING A PARCEL OF LAND IN THE 10TH COUNCIL DISTRICT OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERN MARGIN OF LICKTON PIKE AND THE ELIZABETH H. & KIMBERLY OLIVIA STONE PROPERTY AS OF RECORD IN DEED BOOK 10026, PAGE 715-R.O.D.C., TN. BOUNDED ON THE EAST BY THE JANICE L. BUTLER PROPERTY AS OF RECORD IN DEED BOOK 10946, PAGE 262-R.O.D.C. ,TN. AND IN DEED BOOK 10513, PAGE 325-R.O.D.C., TN. BOUNDED ON THE WEST BY THE PATRICIA L. LAWRENCE PROPERTY AS OF RECORD IN DEED BOOK 5891, PAGE 886-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN FOUND IN THE SOUTHERLY MARGIN OF LICKTON PIKE, SAID PIN BEING THE NORTHEAST CORNER OF THE PATRICIA L. LAWRENCE PROPERTY AS OF RECORD IN DEED BOOK 5891, PAGE 886-R.O.D.C. TN. AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE SOUTHERLY MARGIN OF LICKTON PIKE, NORTH 83 DEGREES 53 MINUTES 20 SECONDS EAST 50.17 FEET TO AN EXISTING CONCRETE MONUMENT FOUND;

THENCE, NORTH 83 DEGREES 06 MINUTES 39 SECONDS EAST 279.60 FEET TO A POINT;

THENCE, LEAVING SAID MARGIN, SOUTH 15 DEGREES 51 MINUTES 39 SECONDS WEST 36.84 FEET TO A POINT IN THE CENTER OF SHANE FORK CREEK;

THENCE, NORTH 84 DEGREES 12 MINUTES 18 SECONDS EAST 23.86 FEET TO A POINT;

THENCE, NORTH 80 DEGREES 56 MINUTES 01 SECONDS EAST 163.48 FEET TO A POINT;

THENCE, NORTH 89 DEGREES 17 MINUTES 11 SECONDS EAST 107.23 FEET TO A POINT;

THENCE, LEAVING SAID CREEK CENTERLINE, NORTH 19 DEGREES 09 MINUTES 08 SECONDS WEST 40.69 FEET TO A POINT IN THE SOUTHERLY MARGIN OF LICKTON PIKE;

THENCE, WITH SAID MARGIN, NORTH 83 DEGREES 06 MINUTES 39 SECONDS EAST 60.53 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE, HAVING A CENTRAL ANGLE OF 04 DEGREES 47 MINUTES 22 SECONDS, A RADIUS OF 3822.00 FEET, AN ARC LENGTH OF 319.48 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES 30 MINUTES 20 SECONDS EAST, 319.39 FEET TO A POINT;

THENCE, NORTH 87 DEGREES 54 MINUTES 01 SECONDS EAST 64.51 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE JANICE L. BUTLER PROPERTY AS OF RECORD IN DEED BOOK 10946, PAGE 262-R.O.D.C., TN SOUTH 07 DEGREES 19 MINUTES 57 SECONDS EAST 309.14 FEET TO AN IRON PIN FOUND;

THENCE, SOUTH 09 DEGREES 01 MINUTES 57 SECONDS EAST 47.23 FEET TO AN IRON PIN FOUND;

THENCE, SOUTH 68 DEGREES 40 MINUTES 13 SECONDS WEST 669.83 FEET TO AN EXISTING 36" OAK TREE;

THENCE, SOUTH 24 DEGREES 40 MINUTES 15 SECONDS EAST 666.93 FEET TO AN EXISTING CONCRETE MONUMENT FOUND;

THENCE, A COMMON LINE WITH THE JANICE L. BUTLER PROPERTY AS OF RECORD IN DEED BOOK 10513, PAGE 325-R.O.D.C. TN. NORTH 83 DEGREES 02 MINUTES 53 SECONDS WEST 331.18 FEET TO AN EXISTING CONCRETE MONUMENT FOUND;

THENCE, SOUTH 41 DEGREES 06 MINUTES 40 SECONDS WEST 50.30 FEET TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE PATRICIA L. LAWRENCE PROPERTY AS OF RECORD IN DEED BOOK 5891, PAGE 886-R.O.D.C., TN. NORTH 63 DEGREES 10 MINUTES 07 SECONDS WEST 70.78 FEET TO AN IRON PIN FOUND;

THENCE, NORTH 55 DEGREES 13 MINUTES 35 SECONDS WEST 132.21 FEET TO AN IRON PIN FOUND;

THENCE, NORTH 36 DEGREES 13 MINUTES 19 SECONDS WEST 86.01 FEET TO AN "X" IN A ROCK;

THENCE, NORTH 24 DEGREES 00 MINUTES 52 SECONDS WEST 87.98 FEET TO AN IRON PIN FOUND;

THENCE, NORTH 28 DEGREES 48 MINUTES 52 SECONDS WEST 151.28 FEET TO AN IRON PIN FOUND;

THENCE, NORTH 27 DEGREES 35 MINUTES 38 SECONDS WEST 153.97 FEET TO AN IRON PIN FOUND;

THENCE, NORTH 26 DEGREES 05 MINUTES 38 SECONDS WEST 301.00 FEET TO A POINT;

THENCE, NORTH 08 DEGREES 35 MINUTES 38 SECONDS WEST 93.00 FEET TO A POINT;

THENCE, NORTH 18 DEGREES 43 MINUTES 55 SECONDS EAST 33.19 FEET TO AN IRON PIN FOUND;

THENCE, NORTH 42 DEGREES 20 MINUTES 08 SECONDS EAST 236.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 854,191 SQUARE FEET, 19.60 ACRES, MORE OR LESS.

BEING the same property conveyed to Minta C. Jackson by Warranty Deed from Far-A-Way Acres, Inc., dated July 31, 1984 and filed of record in Book 6350, page 416, Register's Office for Davidson County, Tennessee. Minta C. Jackson having died testate on or about December 8, 2020. Pursuant to Last Will and Testament of Minta Chandley Jackson of record in the Circuit Court of Davidson County, Tennessee, Docket No. 20P2189 title vested in the Estate of Minta Chandley Jackson and authorized the Personal Representative, Deborah Story Locke, to sell subject property.

And also subject to the following:

TVA Easement appearing of record in Book 3249, page 497, Book 3249, page 504 and Book 3249, page 622, Register's Office for said County.
Right-of-Way for Ingress and Egress Easement appearing of record in Book 6002, page 879 and Book 6350, page 416, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 6245 Lickton Pike, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 3rd day of March, 2021

Estate of Minta C. Jackson

Deborah Story Locke, Personal Representative

By: Deborah Story Locke,
Personal Representative

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Estate of Minta C. Jackson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd of March, 2021.

Notary Public
My Commission Expires:
7-18-23

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY