WARRANTY DEED

Karen Johnson Davidson County
Batch# 605886 DEEDWARR
04/05/2021 09:24:30 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20210405-0043637

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Paul R. Odum	SAME	4-217
(NAME)	(NAME)	
3087 Brandau Road	SAME	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210287

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, **Kelley Cole Lewis** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Paul R. Odum, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Tract 1: Beginning at an iron pin set in the easterly margin of Whites Creek Pike, US 431, said iron pin being 430.31 feet along a curve to the left (41=12'07'44"; R=2032.78') from the NW corner of Lot 2 of The Taylor Subdivision of record in Plat Book 6050, page 362, Register's Office for Davidson County, Tennessee; thence with the easterly margin of Whites Creek Pike, along a curve to the left (41=05°27'57"; $=2032.78 feet) a distance of 193.92 feet to an iron pin set in the intersection of the easterly margin of Whites Creek Pike with the southerly margin of Sycamore Creek Road, N 46°37'44"E 14.66 feet to an iron pin; thence leaving the southerly margin of Sycamore Creek Road and along a new line created this survey, with the southerly boundary of Tract 4 of the following courses: S 89°13'50"E 413.55 feet to an iron pin; S 73°54'27"E 999.03 feet to an iron pin; S 82°14'00"E 820.00 feet to an iron pin set on the westerly edge of an existing pond; thence S 70°43'41"E 57.03 feet to a point in the center of the pond; thence with the center of the pond, S 32°19'52"W 275.00 feet to a point in the center of the pond, the NE corner of Tract 2; thence leaving the pond and along the northerly boundary of Tract 2 the following courses: N 71°50'54"W 791.91 feet to an iron pin, passing a witness pin at 26.91 feet; N 73°54'27"W 774.76 feet to an iron pin; N 89°13'50"W 506.59 feet to the point of beginning, containing 8.04 acres, more or less.

Tract 2: Beginning at an iron pin set in the southerly margin of Sycamore Creek Road, said iron pin being N 46°37'44"E 14.66 feet from an iron pin set in the intersection of the easterly margin of Whites Creek Pike with the southerly margin of Sycamore Creek Road; thence with the southerly margin of Sycamore Creek Road, N 46°37'44"E 49.61 feet to an iron pin; thence continuing along the southeasterly margin of Sycamore Creek Road and along a curve to the left (=45°20'33"; R=153.72 feet) a distance of 121.65 feet to an iron pin; thence continuing with the southeasterly margin of Sycamore Creek Road, N 05°18'02"W 54.76 feet to an iron pin located at the SW corner of the property conveyed to Robert Jones by Instrument No. 20030910-0132112 in the Register's Office for Davidson County, Tennessee; thence with Jones' southerly boundary the following courses; S 89°39'29"E 107.39 feet to an iron pin; S 88°37'15"E 255.38 feet to an iron pin; S 88°42'29"E 217.02 feet to an iron pin; S 02°26'50" W 122.79 feet to an iron pin; S 73°53'43"E 338.00 feet to an iron pin; S 73°54'27"E 463.70 feet to an iron pin; N 04°34'49"E 120.49 feet to an iron pin; N 12°04'53"E 112.25 feet to an iron pin in the southerly boundary of the property conveyed to James A. Hamilton Jr. by deed of record in Book 6845, page 733, Register's Office for Davidson County, Tennessee; thence with Hamilton's southerly boundary, S 70°43'41"E 1163.89 feet to an iron pin set at a fence corner; thence S 04°21'13"W 190.60 feet to an iron pin set in a fence in Hamilton's westerly boundary being the NE corner of Tract 1 of this survey; thence with the northerly boundary of Tract 1 the following courses: N 70°43'41"W 301.14 feet to a point in the center of a pond, the NE corner of Tract 3 of this survey; thence with the northerly boundary of Tract 3 the following courses: N 70°43'41"W, 57.03 feet to an iron pin on the westerly bank of the pond; N 82°14'00"W 820.00 feet to an iron pin; N 73"54'27"W 999.03 feet to an iron pin; N 89'13'50"W 413.55 feet to the point of beginning, containing 11.36 acres, more or less.

BEING the same property conveyed to Kelley Cole Lewis by Warranty Deed from William N. Edgin and wife, Delores D. Edgin, dated August 11, 2006 and filed of record in Instrument No. 20060816-0100965, Register's Office for Davidson County, Tennessee. And further conveyed to Kelley Cole Lewis by Quitclaim Deed from Ronald Scott Lewis, dated October 29, 2019 and filed of record in Instrument No. 20191030-0111460, Register's Office for Davidson County, Tennessee.

And also made subject to a Gas Pipeline Easement appearing of record in Book 1207, page 281, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 8410 Sycamore Creek Road, Joelton, TN 37080
(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 31st day of March, 2021

Kelley Cole Lewis

Kelley Cole Lewis

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kelley Cole Lewis, 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 31st of March, 2021.

Kim DeBerry

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter

Notary Signature

My Commission Expires: January 10, 2023