Karen Johnson Davidson County
Batch# 616301 DEEDWARR
04/16/2021 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210416-0051035

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1844

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Hannah Stanford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of April, 2021

Madison Gonzalez
Notary Public

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Commission Expires: _____

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Stephen Fox-Helser and Debra Estelle Fox-Helser, Trustees of The Fox-Helser Family Trust Dated 9-29-2020<br>5800 Craft Road<br>Joelton, TN 37080 | Ameris Bank<br>1000 Corporate Centre Drive<br>Franklin, TN 37067 | 029-00-0-374.00 |

# WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

**The Estate of Mary Patricia Stallings**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Stephen Fox-Helser and Debra Estelle Fox-Helser, as Trustees of the Fox-Helser Family Trust Dated 9-29-2020, husband and wife**

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 Davidson County, Tennessee, described as follows, to wit:

A tract of land in the 14th Civil District of Davidson County, Tennessee, formerly the 24th Civil District of Davidson County, Tennessee, being Tract No. 7 described in Previous Deed Book 181, Page 504, and in Deed Book 6475, Page 574, in the Register's Office for Davidson County. Tennessee, more particularly described as follows:

Commencing at a point in the Easterly margin of Craft Road and the Northwest corner of Thomas T. Baggott, III property as recorded in Deed Book 6675. Page 674; thence North 75 degrees 38 minutes 07 seconds West 5021 feet to an iron pin; thence in a Southerly direction with a curve to the left (having a central angle of 02 degrees 20 minutes 18 seconds and a radius of 1170.92 feet 47.79 feet to an iron pin; thence South 05 degrees 54 minutes 13 seconds West, 90.34 feet to an iron pin, being the Southern terminus of Craft Road and the West margin of a 50 foot ingress an egress and a Utility Easement, and a curve to the right (having a central angle of 09 degrees 22 minutes 58 seconds and a radius of 1079.65 feet) 176.80 feet to an iron pin; thence South 15 degrees 17 minutes 18 seconds West, 341.49 feet to an iron pin; thence with a curve to the right (having a central angle of 03 degrees 37 minutes 19 seconds and a radius of 1720.25 feet) to an iron pin, the true point of beginning for this tract.

(1) Thence with a curve to the right (having a central angle of 06 degrees 33 minutes 48 seconds, a radius of 1720.25 feet, a tangent length of 98.64 feet and a chord bearing and distance of South 22 degrees 11 minutes 32 seconds West, 196.25 feet) 197.06 feet to an iron pin;
(2) Thence leaving said margin North 75 degrees 47 minutes 49 seconds East, 472.77 feet to a tree;
(3) Thence South 68 degrees 26 minutes 24 seconds West, 1214.77 feet to an iron pin in the East line of J. Derick Steven's property as recorded in Deed Book 7403, Page 414;

(4) Thence leaving said East, North 06 degrees 27 minutes 56 seconds East, 284.60 feet to an iron pin;
(5) Thence leaving said East line, South 83 degrees 30 minutes 54 seconds West, 194.96 feet to an iron pin;
(6) Thence North 06 degrees 29 minutes 06 seconds East, 418.94 feet to an iron pin;
(7) Thence South 83 degrees 30 minutes 54 seconds East, 1395.24 feet to the true point of beginning for this tract.

Being the same property conveyed to Mary Patricia Stallings, an individual by Warranty Deed from Lise J. Gregory and Kadence A. Otto, as Tenants in Common with Rights of Survivorship of record in Instrument No. 20070604-0065581 Register's Office for Davidson County, Tennessee, dated May 11, 2007 and recorded on June 04, 2007. (Value of consideration shown in aforementioned deed $216,710.00.) The said Mary Patricia Stallings is now deceased on or about August 9, 2020. Reference is made to her Last Will and Testament that was probated in in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville - Davidson County (Probate Division) under Docket No. 20P2130 in which, her daughter, Jennifer Hines Pickens was appointed Executrix and devisee of the subject property.

Being also known as 5800 Craft Road, Joelton, Tennessee 37080.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5800 Craft Road, Joelton, 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 so 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.

Dated this the 9th day of April, 2021.

The Estate of Mary Patricia Stallings

By: _____ Executrix
Jennifer Hines Pickens, Executrix

By: _____ Devisee
Jennifer Hines Pickens, Devisee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennifer Hines Pickens, as Executrix and Devisee of The Estate of Mary Patricia Stallings** 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 at Brentwood, Tennessee this 9th day of April, 2021.

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

_____
Notary Public
My Commission Expires: _____

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

# True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021