WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 218,250.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of April, 2021.

Notary Public

COMMISSION EXPIRES: 1-8-24

TAYLOR STROUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 617202 DEEDWARR
04/16/2021 02:54:30 PM 4 pgs
Fees: $23.00 Taxes: $807.53
20210416-0051434

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dana Battista Miranda B. Kenney	NEW OWNER	09800022000 09800022100
(NAME) 0 Earhart Road	(NAME)	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(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, **William R. Basham and Susan A. Basham, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dana Battista, a single person and Miranda B. Kenney, a single person,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: From Parcel 098 00 0 064.00 (P/O), and 098 00 0 156.00 (P/O)
Now Known As Parcel 098 00 0 220.00

Land situated in the 12th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being part of the of the William D. Akin property, Instrument #20141201-0109639 and Instrument #20140226-0016460, and being **LOT 2** on Exhibit B, "Earhart Road at John Hagar Road Layout Exhibit" attached to Quitclaim Deed of record in Instrument No. 20200326-0033086 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a point in the eastern right-of-way of Earhart Road, said point being the northwest corner of Phillip Sutton, Deed Book 11252 Page 543; said point also being the southwest corner of William D. Akin;

Thence with said right-of-way the following calls:
North 31 degrees 05 minutes 58 seconds East 106.95 feet;
a curve to the left, having a radius of514.56 feet, and a length of331.48 feet, and being subtended by a chord bearing North 13 degrees 19 minutes 36 seconds East a distance of 325.78 feet;

Thence North 5 degrees 07 minutes 42 seconds West 56.37 feet to the true point of beginning;

Thence continuing with said right-of-way, North 5 degrees 07 minutes 42 seconds West 373.57 feet to the southwest corner of a second tract owned by William Akin, Instrument #20181106-0109958;

Thence leaving said right-of-way and with the southern line of the second tract of Akin, South 83 degrees 40 minutes 13 seconds East 602.47 feet to the southeast corner of the second tract of Akin;

Thence with a severance line the following calls:
South 83 degrees 40 minutes 13 seconds East 2973 feet to a point;
South 6 degrees 17 minutes 51 seconds West 365.81 feet to a point;

Thence continuing with a severance line, North 83 degrees 42 minutes 09 seconds West 558.20 feet to the point of beginning, containing 217,828 Square Feet or 5.00 acres, more or less.

Being part of the same property conveyed to William R. Basham and Susan A. Basham, husband and wife, by Quitclaim Deed from S. Nixon Pressley, Trustee, of record in Instrument No. 20200326-0033086, Register's Office for Davidson County, Tennessee, dated March 25, 2020 and recorded on March 26, 2020; **And further being** part of the same property (Parcel 09800006400) conveyed to William D. Akin by Warranty Deed from Charles H. Cook, Administrator of The Estate of Robert Lucian Cook, of record in Instrument No. 20141201-0109639, said Register's Office, dated November 26, 2014 and recorded on December 1, 2014; **And further being** part of the same property (Parcel 098000156) conveyed to William D. Akin by Warranty Deed from Charles H. Cook and wife, Sharon A. Cook, of record in Instrument No. 20140226-0016460, said Register's Office, dated and recorded on February 26, 2014.
The said William D. Akin died intestate on March 2, 2019, leaving Susan A. Basham as his sole heir at law. See Estate of William Dodson Akin, Docket #19P723, and Affidavits of Heirship in Instrument No. 20190830-0088036 and Instrument No. 20190830-0088023, in the Register's Office for Davidson County, Tennessee.

Lot 2 is unimproved property, known as 0 Earhart Road, Mt. Juliet, TN 37122.

Tract II: From Parcel ID 098 00 0 164.00 (P/0), 098 00 0 156.00 (P/0) and 098 00 0 064.00 (P/O) Now Known As Parcel 098 00 0 221.00

Land situated in the 12th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being part of the William D. Akin property recorded in Instrument Number 20151210-0124468, and part of the William D. Akin property, Instrument #20141201-0109639 and Instrument #20140226-0016460, and being **LOT 3** on Exhibit B, "Earhart Road at John Hagar Road Layout Exhibit" attached to Quitclaim Deed of record in Instrument No. 20200326-0033086 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at a point in the eastern right-of-way of Earhart Road, said point being the northwest corner of Phillip Sutton, Deed Book 11252 Page 543; said point also being the southwest corner of William D. Akin;

Thence with said right-of-way the following calls:
North 31 degrees 05 minutes 58 seconds East 106.95 feet;
a curve to the left, having a radius of 5 14.56 feet, and a length of 33 1 .48 feet, and being subtended by a chord bearing North 13 degrees 19 minutes 36 seconds East a distance of 325.78 feet;

Thence North 5 degrees 07 minutes 42 seconds West 5.36 feet to the true point of beginning;
Thence continuing with said right-of-way, North 5 degrees 07 minutes 42 seconds West 51.01 feet to a point;

Thence leaving said right-of-way and with a severance line the following calls:
South 83 degrees 42 minutes 09 seconds East 558.20 feet to a point;
North 6 degrees 17 minutes 51 seconds East 365.81 feet to a point;

Thence North 83 degrees 40 minutes 13 seconds West 29.73 feet to the southeast corner of a second tract owned by William Akin, Instrument #20181 106-0109958;

Thence with the eastern line of the second tract of Akin, North 8 degrees 08 minutes 40 seconds East 5978 feet to a point;

Thence continuing with the eastern line of the second tract of Akin, North 8 degrees 23 minutes 33 seconds East 11.98 feet to a point; Thence leaving the eastern line of the second tract of Akin and with a severance line, South 80 degrees 50 minutes 53 seconds East 402.05 feet to a point in the western line of a third tract owned by William Akin, Instrument #20050112-0004554;

Thence with the western line of the third tract owned by Akin, South 0 degrees 36 minutes 59 seconds West 11.63 feet to a point; Thence continuing with the western line of the third tract owned by Akin, South 0 degrees 52 minutes 25 seconds West 454.13 feet to the southwest corner of the third tract owned by Akin, said point also being the northwest corner of B. E. Lane, Deed Book 1077 Page 647;

Thence with the western line of Lane, South 4 degrees 50 minutes 30 seconds West 3.85 feet to a point; Thence with a severance line, North 83 degrees 42 minutes 09 seconds West 966.45 feet to the point of beginning, containing 218,517 Square Feet or 5.02 acres, more or less.

Being part of the same property conveyed to William R. Basham and Susan A. Basham, husband and wife, by Quitclaim Deed from S. Nixon Pressley, Trustee, of record in Instrument No. 20200326-0033086, Register's Office for Davidson County, Tennessee, dated March 25, 2020 and recorded on March 26, 2020; **And Further Being** part of the same property (Parcel 09800016400) conveyed to William R. Basham and Susan A. Basham, husband and wife, by Warranty Deed from Charles H. Cook and Sharon A. Cook, husband and wife, of record in Instrument 20151210-0124468, Register's Office for Davidson County, Tennessee, dated November 19, 2015 and recorded on December 10, 2015;
And Further Being part of the same property (Parcel 09800006400) conveyed to William D. Akin by Warranty Deed from Charles H. Cook, Administrator of The Estate of Robert Lucian Cook, of record in Instrument No. 20141201-0109639, said Register's Office, dated November 26, 2014 and recorded on December 1, 2014;
And Further Being part of the same property (Parcel 098000156) conveyed to William D. Akin by Warranty Deed from Charles H. Cook and wife, Sharon A. Cook, of record in Instrument No. 20140226-0016460, said Register's Office, dated and recorded on February 26, 2014.
The said William D. Akin died intestate on March 2, 2019, leaving Susan A. Basham as his sole heir at law. See Estate of William Dodson Akin, Docket #19P723, and Affidavits of Heirship in Instrument No. 20190830-0088036 and Instrument No. 20190830-0088023, in the Register's Office for Davidson County, Tennessee.

Lot 3 is unimproved property, known as 0 Earhart Road, Mt. Juliet, Tennessee 37122.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

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, successors 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, successors 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 15th day of April, 2021.

William R. Basham

Susan A. Basham

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared William R. Basham and Susan A. Basham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand this 15th day of April, 2021.

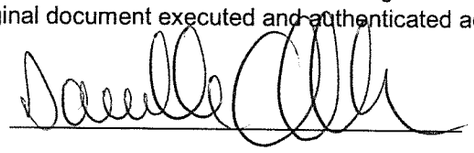
Notary Public

Commission Expires: _____

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 6, 2022

True Copy Certification

I, Danielle Chandler, 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.

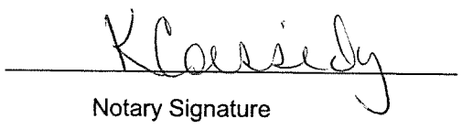


State of Tennessee

County of Williamson

Kathryn M. Cassidy

Personally appeared before me, _____ (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Signature

My commission Expires: _____

Notary Seal

