Karen Johnson Davidson County
Batch# 618559 DEEDWARR
04/20/2021 09:33:03 AM 3 pgs
Fees: $18.00 Taxes: $806.60
20210420-0052561

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, (whichever is greater) is $218,000.00

Affiant

Subscribed and sworn to before me this 16th day of April, 2021.

TINA PAULINE DELOACH STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Notary Public

My Commission Expires: 3-23-22

THIS INSTRUMENT PREPARED BY:
PENTECOST & GLENN, PLLC
162 Murray Guard Drive, Suite B
Jackson, Tennessee 38305
Without benefit of survey

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Laura Britton, as Executor of the Estate of Annette Bennett Ralph, ("Grantors"), for and in consideration of the sum of Ten Dollars ($10), cash in hand paid, together with other valuable and satisfactory considerations, the receipt of all of which is hereby acknowledged, has this day bargained and sold, and does hereby sell, alien, transfer and convey unto Jonathan Troy Adamson, (collectively, "Grantees"), the following described parcel of real estate located, lying and being in the Tenth Civil District of Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

SEE ATTACHED "EXHIBIT A"

TO HAVE AND TO HOLD said parcel of real estate together with all improvements thereon and appurtenances thereunto belonging unto the said Grantees, their respective heirs, successors and assigns forever.

Grantors covenants with the said Grantees that they are lawfully seized and possessed of said parcel of real estate; that they have a good and lawful right to sell and convey the same; that the same is free and unencumbered except for: (1) 2021 Davidson County real estate taxes which shall be prorated through the date of this deed and assumed by Grantees (2) Easements of record in Instrument No. 20090407-0031527, 20090407-0031528, 20160713-0071635, in the Register's Office of Davidson County, Tennessee (3) Easement of record in Book 9279, Page 274, in the Register's Office of Davidson County, Tennessee. (4) By instrument of record in Instrument No. 20090925-0089259 said Register's Office, the subject property was classified as agricultural land and is, therefore, taxed at a lower rate. In the event the classified land, or any portion thereof, is converted to other use, any taxes saved because of the agricultural classification shall become due and payable on the first tax roll following the conversion of the use. The amount of the taxes to be due will be the taxes saved during the last three years of agricultural classification.

With said exceptions, Grantors will forever warrant and defend the title thereto against the lawful claims of

all persons whomsoever.

WITNESS OUR HAND, this the 14 day of April, 2021.

Laura Britton, as Executor of the Estate of Annette Bennett Ralph

Laura Britton, as Executor of the Estate
of Annette Bennett Ralph

STATE OF TENNESSEE:
COUNTY OF ~~MADISON~~: Rutherford JRL

On this the 14 day of April, 2021, before me personally appeared Laura Britton, as Executor of the Estate of Annette Bennett Ralph to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal at office, in said State and County, this the 14 day of April, 2021.

Joyce Renae Luketic
Notary Public

My Commission expires: April 23 2024

Property Owner:
Jonathan Troy Adamson
Isaac Drive
Goodlettesville, TN

JOYCE RENAE LUKETIC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
April 23, 2024

Mail Tax Notices to:
Jonathan Troy Adamson
80 Sharon Lane
Jackson TN 38305

EXHIBIT "A"

Lying and being situated in the Tenth Civil District of Davidson County, Tennessee and more particularly described as follows:

Being shown as Tract 2 on a survey by J. Bruce Rainey, Surveyor #823, dated March 7, 2008 and last revised on December 30, 2015 and known as Job No. 08-0016, as follows:

BEGINNING at an iron pin set in the northerly right-of-way of Isaac Drive at the Northeast corner of the herein-described tract. Said point of beginning being located N 86°43'54" W – 103.84' from an existing iron pin at the Southwest corner of Lot 82 of Connell Estates Section 3 of record in Plat Book 3600, Page 31, R.O.D.C., TN.; Thence from said POINT OF BEGINNING, with the northerly right-of-way of Isaac Drive, N 86°43'54" W – 53.85' to an iron pin set; Thence with the westerly right-of-way of Isaac Drive and the westerly line of the Nancy Bennett property of record in Deed Book 11227, Page 91, R.O.D.C., TN., S 03°16'07" W – 340.40' to an iron pin set at the Southwest corner of Bennett; Thence S 86°43'53" E – 150.59' to an iron pin set in the westerly line of Lot 83 of Connell Estates Section 3 of record in Plat Book 3600, Page 31, R.O.D.C., TN.; Thence with the westerly line of Lot 83, S 02°21'46" W – 135.04' to an iron pin set; Thence S 05°46'40" E – 48.29' to an existing concrete monument at the Northwest corner of Lot 9 of Connell Estates Section 4 of record in Plat Book 3842, Page 239, R.O.D.C., TN. Thence with the westerly line of Lot 9, S 05°27'49" E – 442.81' to an existing iron pin; Thence with the westerly line of Lots 8 and 7, S 06°12'21" E – 142.03' to an existing corner post in the northerly line of Lot 91 of Charleston Square Subdivision Section 3 of record in Plat Book 6200, Page 435, R.O.D.C., TN. Thence with said Lot 91, N 76°16'39" W – 150.79' to a marked 40" Oak; Thence with Lot 90, N 50°40'05" W – 114.91' to a marked 16" Hackberry; Thence N 81°16'34" W – 64.01' to an existing iron pin; Thence with Lot 89, N 81°27'46" W – 49.24' to an existing iron pin at the Northeast corner of the Roy O. Wellington III property of record in Deed Book 10671, Page 852, R.O.S.C., TN.; Thence with Wellington's northerly line, N 59°39'17" W – 124.42' to a marked 14" White Oak; Thence N 80°38'54" W – 134.69' to a marked 14" Maple; Thence N 88°53'07" W – 91.42' to a marked 26" red Oak; Thence S 81°44'07" W – 36.45' to an existing iron pin; Thence N 84°23'25" W – 106.40' to an existing iron pin; Thence N 73°41'09" W – 45.71' to an iron pin set; Thence N 67°38'22" W – 66.83' to an existing iron pin; Thence S 88°30'49" W – 106.44' to an existing iron pin in the easterly line of the William T Carlisle property of record in Instrument No. 20030508-0061513, R.O.D.C., TN. Thence with Carlisle's easterly line, N 07°35'12" E – 127.70' to an existing "T" post; Thence N 07°38'59" E – 276.99' to a marked 18" Cedar in the easterly line of the Robin Samantha Ott property of record in Instrument No. 20010720-0077358, R.O.D.C., TN. Thence with said line, N 10°14'08" E – 173.76' to an iron pin set; Thence N 07°32'07" E – 227.51' to an existing wood post; Thence N 02°32'26" E – 75.33' to a marked 3" Cedar; Thence N 12°01'54" E – 50.57' to a marked 40" Bodock; Thence N 08°41'13" E – 201.86' to a point; Thence S 72°54'45" E – 602.17' to a point; Thence N89°35'03"E 75.00' to a point; Thence S45°32'15"E 125.62' to the POINT OF BEGINNING, containing 21.80 acres, more or less.

Being a portion of the same property conveyed to Annette Ralph by deed of record in Book 3704, Page 35, in the Register's Office of Davidson County, Tennessee. Annette Ralph died January 9, 2020; by Will filed for Probate in the Chancery Court of Franklin County, Tennessee in 2020-PR-09 leaves Laura Britton the Executor of the Estate.