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 $ 475,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2021

Notary Public
COMMISSION EXPIRES: 01-10-2023

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

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 624573 DEEDWARR
04/28/2021 12:37:30 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20210428-0056776

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Machen Jr. Evonne Machen	Mortgage Loan Servicing	Part of 004-00-0-217
(NAME)	(NAME)	
8410 Sycamore Creek Road	Dept 2520 Po Box 2153	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Birmingham, AL 35287-2520	
(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, I, **Paul R. Odum, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Machen, Jr. and Evonne Machen, husband and wife,** 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:

Land in Davidson County, Tennessee,

Beginning at an iron rod set in the Easterly margin of Whites Creek Pike, US. Highway 431, said iron rod being 430.31 feet along a curve to the left (delta = 12 degrees 07 minutes 44 seconds, radius = 2,032.78 feet). From the Northwest corner of Lot #2 of the Taylor Subdivision of Record in Plat Book 6050 Page 362 in the Registers Office for Davidson County, Tennessee; thence with the Easterly margin of Whites Creek Pike, along a curve to the left (Delta: 5 degrees 27 minutes 57 seconds, Radius = 2,032.78 feet) a distance of 58.81 feet to a point; thence along a new line South 89 degrees 13 minutes 50 seconds East a distance of 544.28 feet to a point; thence South 73 degrees 54 minutes 27 seconds East a distance of 831.48 feet to a point; thence North 16 degrees 05 minutes 33 seconds East a distance of 208.0 feet to a point; thence South 71 degrees 50 minutes 54 seconds East a distance of 600.00 feet to a point; thence South 16 degrees 05 minutes 33 seconds West a distance of 259.80 feet to a point in existing survey line; thence along survey line North 71 degrees 50 minutes 54 seconds West a distance of 650.03 feet to an existing point; thence North 73 degrees 54 minutes 27 seconds West a distance of 774.76 feet to a point; thence North 89 degrees 13 minutes 50 seconds West a distance of 506.59 feet to the point of beginning and containing 5.131 acres more or less.

Included with this conveyance is a 20 feet wide non-exclusive ingress-egress easement that includes the existing asphalt driveway, commencing from Sycamore Creek Road to the existing residence known as 8410 Sycamore Creek Road, Joelton, Tennessee.

Seller herein grants unto Buyer an easement over the remainder of the septic drain field situated and lying across, in part, the adjoining property of Odum, with said easement to run with the land.

Being part of the same property conveyed to Paul R. Odum by Deed dated March 31, 2021 from Kelley Cole Lewis, recorded April 05, 2021, in Instrument Number 20210405-0043637 in the Official Records of Davidson County, Tennessee.

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.

This is Improved property, known as 8410 Sycamore Creek Road, 5.131 Acres of 19.4 acres (House Number) (Street) Joelton, TN (City or Town) 37080 (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. 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 26 day of April, 2021.

Paul R. Odum

State of Tennessee

County of Wilson

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

WITNESS my hand and seal this 26 day of April, 2021.

S. Nixon Pressley

Commission Expires: 01/26/2025

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

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.

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.

My Commission Expires: January 10, 2023

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

Notary Signature