Karen Johnson Davidson County
Batch# 650444 DEEDWARR
06/07/2021 11:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210607-0075895

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow, Corp.
2 Cadillac Drive
Brentwood, Tn. 37027
P21-9318-PILK

CHEATHAM COUNTY LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$ 350,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/27/22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Tyler Fulton and Kristin S. Fulton	same	MAP & PARCEL:
5821 Hwy 41A		040-006.00 (Cheatham)
Joelton TN 37080		020-00-0-001.00 (Davidson)
(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, **J. Randall Hooper, Trustee of the Jerry Chesnut Trust dated December 12, 2018**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Tyler Fulton and wife, Kristin S. Fulton**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN CHEATHAM AND DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A.

Being a portion of the same property conveyed to Jerry Chesnut by Warranty Deed from Roy M. Bracey and wife, Flora Harris Bracey of record in Book DB189, page 81, Register's Office for Cheatham County, Tennessee, and of record in Instrument No. 6199, page 575, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Jerry Chestnut by Right of Way Deed from Fred E. Gibbs and wife, Hilda H. Gibbs of record in Book 214, page 52 Register's Office for Cheatham County, Tennessee.

Being a portion of the same property conveyed to Jerry Chestnut by Installment deed from Fred E. Gibbs and wife, Hilda H. Gibbs of record in Book 217, page 504 Register's Office for Cheatham County, Tennessee

Being the same property conveyed to Jerry D. Chesnut, Trustee of the Jerry Chesnut Trust dated December 12, 2018 by Quitclaim deed from Jerry Chesnut, who is the same person as Jerry

Patrick Smith, Register
Cheatham County Tennessee
Rec #: 240018 Instrument #: 218088
Rec'd: 20.00 Recorded
State: 1850.00 6/3/2021 at 10:57 AM
Clerk: 1.00 in Record Book
Other: 2.00 584
Total: 1873.00 Pages 2019-2022

Chestnut of record in Book 542, page 814, Register's Office for Cheatham County, Tennessee, and Instrument No. 20190104-0000981, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantees. Rollback taxes, if any, will be paid by Grantees; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is property known as **0 Bracey Cir, 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 Grantor does covenant with the said GRANTEES that Grantor is 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 Grantor does further covenant and bind himself, his successors 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.

Witness my hand this the 28th day of May, 2021.

Jerry Chesnut Trust dated December 12, 2018

J. Randall Hooper Trustee

J. Randall Hooper, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **J. Randall Hooper, Trustee of the Jerry Chesnut Trust dated December 12, 2018,** 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 for the purposes therein contained as his free act and deed.

Witness my hand and official seal this the 28 day of May, 2021.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WINSTON GAFFRON JR.
CIVIL ENGINEER AND LAND SURVEYOR
8441 ROLLING HILLS DRIVE
NASHVILLE, TN 37221

DEED DESCRIPTION
JERRY CHESTNUT TRACT
58.48+/- ACRES
UPDATED 5-27-2021

COMMENCING AT AN IRON PIN, THE POINT OF BEGINNING, IN THE SOUTHERLY MARGIN OF BRACEY CIRCLE, BEING TWENTY FIVE FEET FROM THE CENTER OF SAID CIRCLE AND BEING THE NORTHWEST CORNER OF CHESTNUT ACRES SUBDIVISION;

THENCE, WITH THE LINES OF CHESTNUT ACRES SUBDIVISION,
S 08°44'56" W, A DISTANCE OF 299.40' TO AN IRON POST,
S 88°17'36" E, A DISTANCE OF 495.22' TO AN IRON PIN,
S 08°43'52" W, A DISTANCE OF 100.78' TO AN IRON POST,
S 87°47'02" E, A DISTANCE OF 139.90' TO AN IRON POST AND
S 87°47'02" E, A DISTANCE OF 4.04' TO A POINT;

THENCE, WITH THE WESTERLY LINE OF HERBERT PARDUE AND JUNE MARIE PARDUE,
S 08°54'18" W, A DISTANCE OF 2734.49' TO A CONCRETE MONUMENT;

THENCE, WITH THE NORTHTERLY LINE OF HERBERT PARDUE AND JUNE MARIE PARDUE AND CONTINUING WITH THE NORTHERLY LINE OF STEPHEN H FISHEL,
N 80°35'27" W, A DISTANCE OF 964.29' TO A CONCRETE MONUMENT;

THENCE, WITH THE EASTERLY LINE OF JOHN R FELTS MARITAL TRUST,
N 08°45'26" E, A DISTANCE OF 2228.56' TO AN IRON PIN;

THENCE, WITH THE LINES OF BRANDON S PARKER AND KRISTAL L PARKER,
N 89°38'38" E, A DISTANCE OF 289.10' TO AN IRON POST AND
N 08°51'46" E, A DISTANCE OF 765.44' TO AN IRON POST;

THENCE, WITH THE SOUTHERN MARGIN OF BRACEY CIRCLE,
S 88°55'22" E, A DISTANCE OF 50.30'
TO THE POINT OF BEGINNING, CONTAINING 58.48 ACRES, MORE OR LESS.



True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 1st day of June, 2021.

Notary's Signature

My Commission Expires: 7-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY