This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12393-AP

Karen Johnson Davidson County
Batch# 669805 DEEDWARR
07/01/2021 02:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20210701-0089525

STATE OF TENNESSEE
COUNTY OF Rutherford

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2021.

Notary Public
My Commission Expires: 11-6-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin Fields Victoria Fields 14344 Old Hickory Blvd. Antioch, TN 37013	Cross Country Mortgage, LLC 6850 Miller Road Brecksville, OH 44141	173-157.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Paul Dracos and Marilyn Dracos, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Justin Fields and Victoria Fields, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a tract of land lying in the 5th Civil District of Davidson County being bound on the north by William R. & Janet B. Huffman (DB-20040923-0114751) and the Open Space of Hidden Creek Homeowners Association, Inc. (QC-2006091-0115728), on the east and the south by Marilyn & Paul Dracos (DB-20130716-0073345), and on the west by Old Hickory Boulevard (60 ft. Right-of-Way) and being more particularly described as follows:

BEGINNING at a capped rebar found (RLS 970) on the east margin of Old Hickory Boulevard across from the Bending Creek Drive intersection, also being the southwest corner of Huffman; thence with the Huffman for the following two (2) calls: thence S 81°12'34" E, 146.33 ft. to a 1/2-inch iron rebar found on the south side of a wooden panel fence; thence N 05°03'32" E, 52.18 ft. to a 1-inch crimped pipe found, said pipe being the southwest corner of the Hidden Creek Homeowners Association Open Space; thence Hidden Creek Open Space S 82°37'47" E, 528.25 ft. to a capped rebar found (RLS 970), said capped rebar lying just west of Indian Creek, said capped rebar being common to Dracos; thence with Dracos for the following three (3) calls; thence S 00°20'35" W, 218.25 ft. to a capped rebar found (RLS 970); thence N 82°19'40" W, 693.13 ft. to a 1/2-inch rebar found on the east margin of Old Hickory Boulevard; thence N 82°19'40" W, 19.87 ft. to a point in Old Hickory Boulevard; thence with Old Hickory Boulevard; N 03°29'20" E, 165.49 ft. to a point in Old Hickory Boulevard; thence S 80°53'17" E, 25.07 ft. to the POINT OF BEGINNING containing 3.29 Acres ± or 143156 Square Feet ± according to a survey performed by Russell A. White, TN RLS 2932, TN CFS-043, D/B/A Associates in Surveying & Mapping, P.O. Box 166, Unionville, Tennessee 37180, dated June 30, 2021, and being the property described in DB-20120731-0067331, recorded in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Marilyn Dracos and husband, Paul Dracos by Warranty Deed from William R. Huffman and Randolph Alan Huffman and Rhonda Huffman Lehmer, dated July 27, 2021, recorded July 31, 2012, of record in Instrument No. 20120731-0067331, Register's Office for Davidson County, Tennessee.

Boundary Survey attached as Exhibit "A:

This is improved property located at: **14344 Old Hickory Boulevard, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2021.

GRANTOR:

Paul Dracos

Marilyn Dracos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

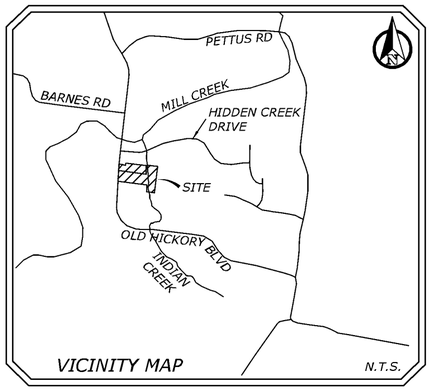
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Dracos and Marilyn Dracos, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of June, 2021.

Notary Public
My Commission expires: 3/3/2025

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

Exhibit "A"



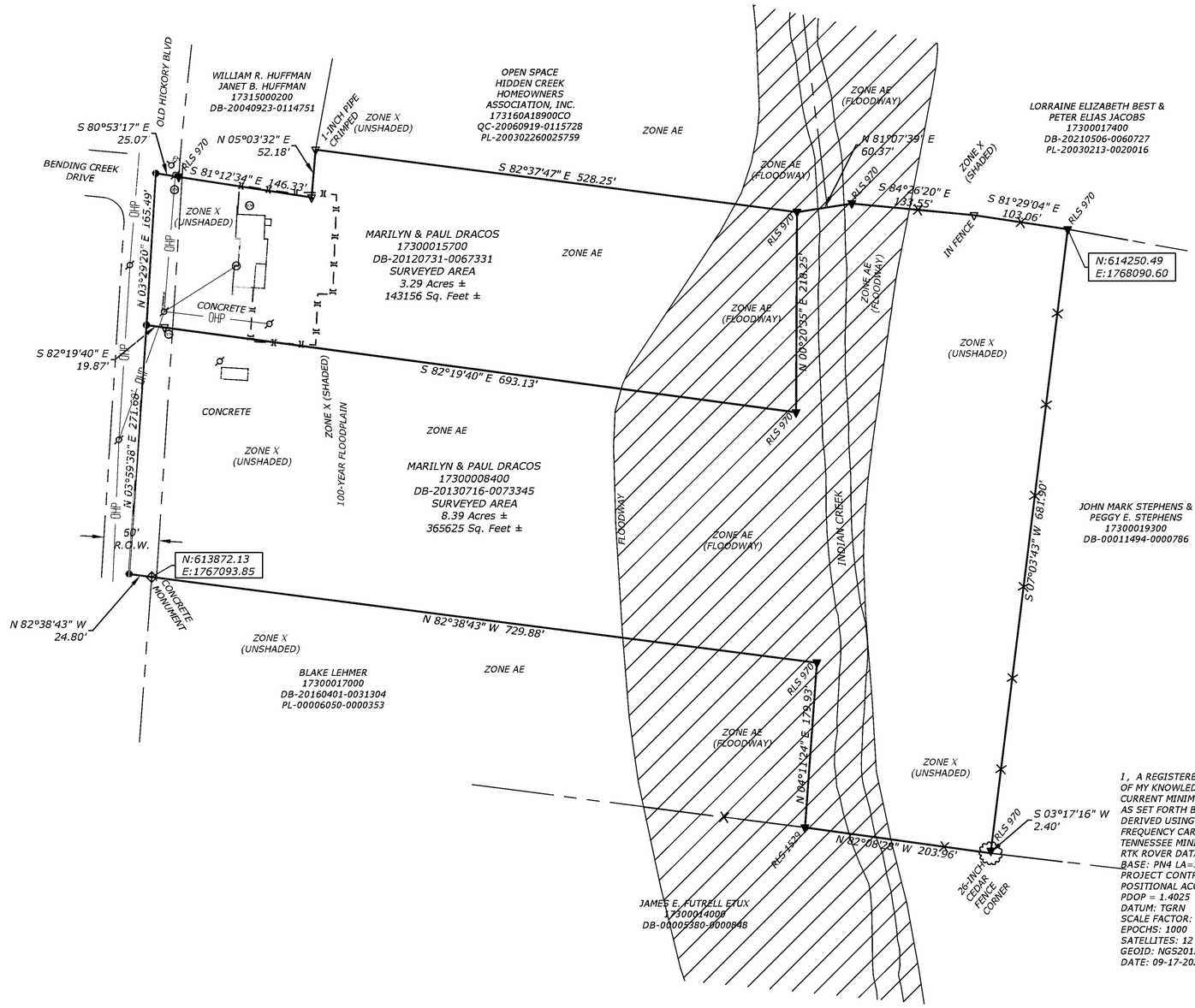
DESCRIPTION

Parcel 17300015700

BEGINNING at a capped rebar found (RLS 970) on the east margin of Old Hickory Boulevard across from the Bending Creek Drive intersection, also being the southwest corner of Huffman; thence with the Huffman for the following two (2) calls: thence S 81°12'34" E, 146.33 ft. to a 1/2-inch iron rebar found on the south side of a wooden panel fence; thence N 05°03'32" E, 52.18 ft. to a 1-inch crimped pipe found, said pipe being the southwest corner of the Hidden Creek Homeowners Association Open Space; thence Hidden Creek Open Space S 82°37'47" E, 528.25 ft. to a capped rebar found (RLS 970), said capped rebar lying just west of Indian Creek, said capped rebar being common to Dracos; thence with Dracos for the following three (3) calls; thence S 00°20'35" W, 218.25 ft. to a capped rebar found (RLS 970); thence N 82°19'40" W, 693.13 ft. to a 1/2-inch rebar found on the east margin of Old Hickory Boulevard; thence N 82°19'40" W, 19.87 ft. to a point in Old Hickory Boulevard; thence with Old Hickory Boulevard; N 03°29'20" E, 165.49 ft. to a point in Old Hickory Boulevard; thence S 80°53'17" E, 25.07 ft. to the POINT OF BEGINNING containing 3.29 Acres ± or 143156 Square Feet ±.

Parcel 17300008400

BEGINNING at a concrete monument found on the east margin of Old Hickory Boulevard, said monument having a Tennessee Geodetic Reference Network (TGRN) coordinate of N:613872.13, E:1767093.85, also being the northwest corner of Lehmer; thence N 82°38'43" W, 24.80 ft. to a point in the center of Old Hickory Boulevard; thence with the said center N 03°59'38" E, 271.68 ft. to a point, said point being the southwest corner of Parcel 17300015700; thence the said parcel for the following three (3) calls: thence S 82°19'40" E, 19.87 ft. to a 1/2-inch rebar found; thence S 82°19'40" E, 693.13 ft. to a capped rebar found (RLS 970); thence N 00°20'35" E, 218.25 ft. to a capped rebar found (RLS 970) just west of Indian Creek; thence crossing said creek N 81°07'39" E, 60.37 ft. to a capped rebar found (RLS 970) on the east bank of said creek, said capped rebar also being a common point with Best & Jacobs; thence with Best & Jacobs for the following two (2) calls: S 81°07'39" E, 133.55 ft. to a 1/2-inch rebar found in fence; thence S 81°29'04" E, 103.06 ft. to a capped rebar found (RLS 970) at a cedar tree fence corner, said capped rebar having a TGRN coordinate of N:614250.49, E:1768090.60 also being the northwest corner of Stephens; thence with Stephens and a fence S 07°03'43" W, 681.90 ft. to a capped rebar found (RLS 970); thence S 03°17'16" W, 2.40 ft. to a 26-inch cedar fence corner, said cedar lying on the north line of Futrell; thence with Futrell and crossing Indian Creek N 82°08'28" W, 203.96 ft. to a capped rebar found (RLS 1529), said capped rebar being the southeast corner of Lehmer; thence with Lehmer for the following two (2) calls: thence N 04°11'24" E, 179.93 ft. to a capped rebar found (RLS 970); thence N 82°38'43" W, 729.88 ft. to the POINT OF BEGINNING containing 8.39 Acres ± or 365625 Square Feet ± .





NOTES:

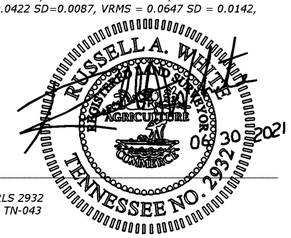
1. *PURPOSE OF PLAT: BOUNDARY SURVEY OF THE LANDS OWNED BY MARILYN AND PAUL DRACOS BEING METROPOLITAN NASHVILLE DAVIDSON COUNTY PARCEL ID'S: 17300015700 AND 17300008400 HAVING RECORD OF DB-20120731-0067331 AND DB-20130716-0073345 RESPECTIVELY*
   - *PARCEL 17300015700 SURVEYED AREA = 3.29 ACRES ± OR 143156 SQ. FT. ±*
   - *PARCEL 17300008400 SURVEYED AREA = 8.39 ACRES ± OR 365625 SQ. FT. ±*
2. *THE PROPERTY SHOWN IS ZONED: AR2A (AGRICULTURAL/RESIDENTIAL) AND IS SUBJECT TO THE SETBACKS ZONING REGULATIONS AS PER METROPOLITAN NASHVILLE DAVIDSON COUNTY, TENNESSEE.*
3. *SUBJECT PROPERTIES LIE WITHIN ZONE X (UNSHADED), ZONE X (SHADED), AND ZONE AE OF FEMA FLOOD INSURANCE RATE MAP FOR METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AND INCORPORATED AREAS COMMUNITY NUMBER 470040, MAP PANEL 47037C0393H EFFECTIVE DATE APRIL 05, 2017. INFORMATION SHOWN HEREON WAS DERIVED FROM DIRECT GIS IMPORT FROM HTTPS://MSC.FEMA.GOV/PORTAL.*
4. *UTILITY LOCATIONS SHOWN HEREON WERE DERIVED FROM ABOVE GROUND OBSERVATIONS AND GIS INFORMATION SUPPLIED BY OTHERS.*
5. *THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS, AND/OR ANYTHING THAT A TITLE SEARCH MAY REVEAL.*
6. *HORIZONTAL DATUM IS BASED ON TENNESSEE GNSS REFERENCE NETWORK (TN NAD83) AS OBSERVED BY USING A CARLSON BRX6+ GPS BASE AND ROVER SYSTEM.*
7. *ALL DISTANCES SHOWN ARE FIELD MEASURED UNLESS OTHERWISE NOTED.*

LEGEND

- *.....CONCRETE MONUMENT FOUND*
- *.....CAPPED REBAR FOUND*
- *.....REBAR FOUND OR AS NOTED*
- *.....CALCULATED OR DEED POINT*
- *.....UTILITY POLE*
- *— OHP — .....OVERHEAD POWERLINE*

I, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, CERTIFY: (1) THAT TO THE BEST OF MY KNOWLEDGE, THIS IS TRUE AND ACCURATE SURVEY, (2) THAT IT MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS AND APPLICATIONS OF A CATEGORY IV (REMOTE SENSING) SURVEY AS SET FORTH BY RULE T.C.A. 0820-03-.07C (5), (3) HORIZONTAL DATUM IS NAD 1983, WHICH WAS DERIVED USING THE TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) COLLECTED BY A DUAL FREQUENCY CARSLON BRX6+ SYSTEM, (4) THAT IT MEETS THE REQUIREMENTS OF THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND (5) POSSESSING THE FOLLOWING BASE AND RTK ROVER DATA:

BASE: PN4 LA=36.080369723132, LN=-85.295781776941, EL=309.6039M
PROJECT CONTROL: LA=36.014939042778, LN=-85.420709446193, EL=278.978543M
POSITIONAL ACCURACY: HRMS = 0.0422 SD=0.0087, VRMS = 0.0647 SD = 0.0142,
PDOP = 1.4025
DATUM: TGRN
SCALE FACTOR: 1.0
EPOCHS: 1000
SATELLITES: 12
GEOID: NGS2012B
DATE: 09-17-2020



RUSSELL A. WHITE
REGISTERED LAND SURVEYOR TN RLS 2932
CERTIFIED FLOODPLAIN SURVEYOR TN-043

5th CIVIL DISTRICT DAVIDSON COUNTY	**RUSSELL A. WHITE ASSOCIATES**			
OWNER MARILYN & PAUL DRACOS	**SURVEYING & MAPPING** *P.O. BOX 166* *UNIONVILLE, TENNESSEE 37180* *PHONE # (931) 619-5547* *http://asm-inc.co*			
PROPERTY ADDRESSES 14344 & 14330 OLD HICKORY BLVD	*BOUNDARY SURVEY* *MARILYN & PAUL DRACOS* *OLD HICKORY BLVD, ANTIOCH*			
RECORDS DB-20120731-0067331 DB-20130716-0073345				
PARCEL ID'S: 17300015700 17300008400	*SCALE* 1" = 100'	*SHEET* 1 OF 1	*DATE* 06/30/2021	*PROJECT #* 21-113

Date: 7-1-2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

