Karen Johnson Davidson County
Batch# 670739 DEEDWARR
07/02/2021 12:04:43 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20210702-0090121

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2021.

Notary Public:
My Commission Expires: 7/9/24

DONNA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Siddarth Amin and Janak Patel 781 Brook Hollow Rd Nashville, TN 37205	New Owner	032-00-0-052.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gordon F. McCammon, a 50% undivided interest and Robert C. Helson, a 50% undivided interest**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Siddarth Amin, married and Janak Patel, married, as tenants in common**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Boundary Survey for Robert C. Helson and Gordon F. McCammon
TRACT #2 - 16.187 ACRES

BEING located in the 10th Civil District, Davidson County, Tennessee, on the east side of Brick Church Pike, and being a portion of the property of record in Instrument Number 20170824-0086978 and 20170803-0079452, Register's Office, Davidson County, Tennessee. See Tax Map 32, Parcel 52.00, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the east margin of Brick Church Pike, same being the westernmost northwest corner of this tract and the southwest corner of Lot #1 of Brick Church Valley Subdivision, Section 1 (DB 3700, PG 139 and DB 4175, PG 88, RODCT); thence leaving road with line of said Lot #1 South 83 degrees 58 minutes 23 seconds East 354.87 feet to an iron rod; thence with line of Lots #1 through #6 of Brick Church Valley Subdivision, Section 1 (DB 3700, PG 139 and DB 4175, PG 88, RODCT) North 06 degrees 24 minutes 55 seconds East 914.78 feet to an iron rod; thence with line of Lots #6 and #7 of Brick Church Valley Subdivision, Section 1 (DB 3700, PG 139 and DB 4175, PG 88, RODCT) North 56 degrees 18 minutes 22 seconds East 209.87 feet to a pipe; thence with line of Brick Church Valley Subdivision, Section 1 (DB 4595, PG 55, RODCT) South 85 degrees 27 minutes 08 seconds East 505.52 feet to an iron rod at a 26-inch oak tree; thence with line of Tennessee Christian Schools, Inc. (IN 20030709-0094675 an DB 5978, PG 622, RODCT) and Grace Baptist Church (DB 4800, PG 605 and DB 7326, PG 903, RODCT) South 06 degrees 06 minutes 17 seconds West 872.45 feet to an iron rod; thence continuing with line of Grace Baptist Church North 85 degrees 20 minutes 34 seconds West 413.97 feet to an iron rod; thence South 39 degrees 07 minutes 26 seconds West 620.00 feet to an iron rod in the east margin of Brick Church Pike; thence with said margin North 50 degrees 52 minutes 34 seconds West 82.74 feet to an iron rod, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 39 degrees 54 minutes 01 second, a radius of 471.70 feet, a tangent length of 171.22 feet, and a chord of North 30 degrees 55 minutes 34 seconds West 321.89 feet; thence along said curve an arc length of 328.49 feet to an iron rod; thence North 10 degrees 58 minutes 34 seconds West 39.12 feet to the point of beginning containing 16.187 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated September 21, 2018.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-38-RU-21-0

A gas line easement crosses the above-described tract. See Deed Book 2492, Page 525, Register's Office, Davidson County, Tennessee, for more details.

BEING PART OF the same property conveyed to Gordon F. McCammon, as to a 50% undivided interest and Robert C. Helson, retaining a 50% undivided interest, by Warranty Deed from Robert C. Helson, dated 7/28/2017 and recorded 8/24/2017 in Instrument Number 20170824-0086978; and part of the same property previously conveyed to Robert C. Helson, married, by Warranty Deed from Gordon F. McCammon and Estate of Charles V. Duncan, dated 7/28/2017 and recorded 8/3/2017 in Instrument Number 20170803-0079452, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

2021 Davidson County taxes; a lien not yet due and payable.

Subject to Gas Line Easement of record in Book 2492, Page 525, Register's Office for Davidson County, Tennessee.

Subject to Conveyance of record in Book 4800, Page 605, Register's Office for Davidson County, Tennessee.

Subject to Dedication of Easement for Water Mains and Appurtenances of record in Book 5279, Page 420, Register's Office for Davidson County, Tennessee.

Subject to Easement to South Central Bell of record in Book 5588, Page 174, Register's Office for Davidson County, Tennessee.

Subject to Conveyance to State of Tennessee of record in Book 10752, Page 23, Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Easements to Metropolitan Government of Nashville and Davidson County of record in Book 11228, Page 324, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (____) improved (_XXX_) unimproved property, known as: 0 Brick Church Pike, Whites Creek, TN 37189

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/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/our hand(s) this the 22nd day of June, 2021.

Gordon F. McCammon

Robert C. Helson

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee)
County of Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State the within named Gordon F. McCammon and Robert C. Helson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of June, 2021.

Commission Expires: 9/20/21

Notary Public: