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

Karen Johnson Davidson County
Batch# 670784 DEEDWARR
07/02/2021 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20210702-0090182

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

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

Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin Fields Victoria Fields 14344 Old Hickory Blvd Antioch, TN 37013	New Owner	173-84.00

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 Marilyn & Paul Dracos (DB-20120731-0067331), the Open Space of Hidden Creek Homeowners Association, Inc. (QC-2006091-0115728), and Lorraine Elizabeth Best & Peter Elias Jacobs (DB-20210506-0060727), on the east by John Mark and Peggy E. Stephens (DB-00011494-0000786), on the south by James E. Futrell ETUX (DB-00005380-0000848) and Blake Lehmer (DB-20160401-0031304), and on the west by Old Hickory Boulevard (60 ft. Right-of-Way) and being more particularly described as follows:

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 ± 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-20130716-0073345, 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 Billy Ray Huffman, married and Randy Huffman, married and Rhonda Huffman Lehmer, married, dated July 12, 2013, recorded July 16, 2013, of record in Instrument No. 20130716-0073345, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **14330 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.

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

Notary Public
My Commission expires: 3/3/2025

202107020090182

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

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM