THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434495** Karen Johnson Davidson County Batch# 671105 DEEDWARR 07/06/2021 11:22:30 AM 3 pgs Fees: $18.00 Taxes: $740.00 20210706-0090644	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00 Affiant Subscribed and sworn to before me, this 30th day of June, 2021. Notary Public My Commission Expires: 4/30/22 TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

WARRANTY DEED

Address New Owner: Jacob Pitts 4391 Stenberg Road Whites Creek TN 37189-9046	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 039-00-0-296.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michele Bates and Nicholas Bates, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jacob Pitts**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 14th Civil District of Davidson County, Tennessee, said tract being that property which was conveyed to Richard G. Carney, et ux, by George B. Carney, et ux, in a deed of record in which is recorded in Deed Book 1637, page 005, Register's Office for Davidson County, Tennessee, and a portion of that property which was conveyed to Richard G. Carney, et ux, by Robert Bruce Carney, et ux, in a deed of record in Deed Book 4850, page 936, Register's Office for Davidson County, Tennessee, to wit: Beginning at a railroad spike, in the center of Stenberg Road, the northeast corner of a tract of land which belongs to Albert N. Capps, having a deed reference in Deed Book 9707, page 652, Register's Office for Davidson County, Tennessee, the northeast corner of this tract and continuing as follows: S 38 deg. 30' 25" E 89.93 feet to an iron pin in the center of Carney Creek; thence S 32 deg. 44' 23" E, 1231.31 feet to an iron pin found, marking the northeast corner of a tract of land which belongs to Oliver Waller having a deed reference in Deed Book 4328, page 863, Register's Office for Davidson County, Tennessee; thence with the north boundary of said tract of land which belongs to Oliver Waller, as follows, S 27 deg. 18' 21" W, 87.65 feet to an iron pin found; thence S 75 deg. 43' 44" W, 477.80 feet to an iron pin found; thence N 85 deg. 18' 43" W 217.66 feet to an iron pin found; thence N 77 deg. 04' 59" W 244.46 feet to an iron pin placed, marking a common corner of said tract of land which belongs to Oliver Waller, and a corner of a tract of land which belongs to Henry Randall Waller, having a deed reference in Deed Book 4746, page 978, Register's Office of Davidson County, Tennessee; thence with the north boundary of said tract of land which belongs to Henry Randall Waller, as follows ; N 79 deg. 00' 55" W 199.75 feet to an iron pin placed; thence S 67 deg. 02' 26" W 99.00 feet to an iron pin found, marking a common corner of said tract of land which belongs to Henry Randall Waller, and a tract of land which belongs to Raymond Kirby having a deed reference in Deed Book 4003, page 778, Register's Office for Davidson County, Tennessee; thence with the north boundary of said tract of land which belongs to Raymond Kirby, as follows: S 45 deg. 02' 26" W, 160.00 feet to an iron pin placed; thence S 44 deg. 54' 02" W 137.25 feet to an iron pin placed; thence S 74 deg. 47' 26" W 264.00 feet to an iron pin found; thence N 89 deg. 18' 57" W 263.44 feet to an iron pin found; thence with a new line, N 17 deg. 57' 32" W 734.14 feet to a railroad spike, in the center of Stenberg Road; thence with the center of Stenberg Road, as follows: N 79 deg. 43' 53" E 171.08 feet; thence N 74 deg. 31'07" E, 157.93 feet; thence N 69 deg. 34' 35" E 158.16 feet; thence N 71 deg. 06' 51" E 109.63 feet; thence N 77 deg. 10' 58" E 127.82 feet; thence N 74 deg. 14' 13" E 76.31 feet; thence N 69 deg. 00'00" E 40.21 feet; thence N 58 deg. 30' 17" E 81.57 feet; thence N 52 deg. 01'12" E 303.19 feet; thence N 52 deg. 08' 13" E 233.32 feet to a point in the center of a bridge in the intersection of Carney Creek and Stenberg Road; thence N 46 deg. 10 ' 01" E 88.21 feet; thence N 41 deg. 36' 28" E 77.61 feet; thence N 34 deg. 53'08" E 109.16 feet to the point of beginning, containing 38.71 acres as surveyed by Richard C. Kessinger, R.L.S. Tennessee License No. 1038, d/b/a Kessinger & Associates, 610 South Main Street, Springfield, TN 37172, May 6, 1996.

INCLUDED in the above described property but EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

Land in Davidson County, Tennessee, being described as follows: Beginning at a railroad spike found, as a point of reference, in the centerline of Stenberg Road, at the northwest corner of the Timothy N. Capps property (Instrument No. 20070928 - 0115961, Register's Office for Davidson County, Tennessee), and being the northeast corner of the Timothy C. Drake and Marsha T. Drake property (Instrument No.

20060327-0034158, Register's Office for Davidson County, Tennessee); thence with the following eight calls along the centerline of Stenberg Road; South 34 degrees 53 minutes 08 seconds West 109.16 feet; South 41 degrees 36 minutes 28 seconds West 77.61 feet; South 46 degrees 10 minutes 01 seconds West 88.21 feet; South 52 degrees 08 minutes 13 seconds West 233.32 feet; South 52 degrees 01 minute 12 seconds West 303.19 feet; South 58 degrees 30 minutes 17 seconds West 81.57 feet; South 69 degrees 00 minutes 00 seconds West 40.21 feet; South 74 degrees 14 minutes 13 seconds West 76.31 feet; thence leaving the centerline of Stenberg Road; South 17 degrees 32 minutes 56 seconds East 25.01 feet to an iron pin set at the TRUE POINT OF BEGINNING of this tract:

Thence South 17 degrees 32 minutes 56 seconds East 550.29 feet to an IRON PIN SET; thence South 72 degrees 27 minutes 04 seconds West 391.60 feet to an IRON PIN SET; thence North 17 degrees 32 minutes 56 seconds West 550.30 feet to an IRON PIN SET in the southerly margin of Stenberg Road; thence with the following three calls along said margin; North 69 degrees 34 minutes 35 seconds East 157.80 feet to an IRON PIN SET; thence North 71 degrees 06 minutes 51 seconds East 107.90 feet to an IRON PIN SET; thence North 77 degrees 10 minutes 58 seconds East 126.56 feet to the TRUE POINT OF BEGINNING of this tract and containing 5.00 acres, more or less, according to a survey by Murray Wall & Company, P.C., 1923 Green Hills Boulevard, Franklin , Tennessee, W. Murray Wall, Surveyor, License No. 1623, dated February 21, 2008, file No. 206608.

Being the same property conveyed to MICHELE BATES and NICHOLAS BATES, MARRIED TO EACH OTHER, by deed from ROBERT BRIAN WRAY AND LISA SALERNO WRAY, HUSBAND AND WIFE, of record in Instrument No. 20190923-0096362 , dated September 20, 2019 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 039-00-0-296.00.

Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

No insurance is afforded as to the acreage or square footage contained in the insured property.

Subject to any creek or branch running through or along the boundary line of subject property.

This is improved property located at 4391 Stenberg Road Whites Creek TN 37189-9046

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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.

Michele Bates

Nicholas Bates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michele Bates and Nicholas Bates, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Certificate of Authenticity

I, Tiffany Rooker, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30, 2021.

Date

Tiffany Rooker

Affiant Signature

6/30/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON