NEW OWNER:
JOHN PAUL BEVERE
516 MONROE ST
NASHVILLE, TN 37208

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-0614

Map 040
Parcel 091.00, 116.00, 147.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 675470 **DEEDWARR**
07/13/2021 09:48:16 AM 4 pgs
Fees: $23.00 Taxes: $4,319.32

20210713-0093821

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million One Hundred Sixty-Seven Thousand Three Hundred Eighty-Four and 85/100 Dollars ($1,167,384.85)** cash in hand paid, the receipt of which is hereby acknowledged, **TOMMY H. HUFF and TOMMY H. HUFF, TRUSTEE with full power to sell, convey, mortgage or encumber without the joinder of any beneficiary,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN P. BEVERE, JR. and wife, LISA TOSCANO BEVERE,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

PARCEL I

Land located in Davidson County, Tennessee and being known and designated as all of Parcel 91, containing 67.54 acres, more or less, as shown on the survey entitled "Knight Drive Properties for Tommy Huff", prepared by Theodore Joseph Stevenson, II, TN RLS No. 2136, Ragan & Smith, 315 Woodland Street, Nashville, Tennessee 37206, dated April 12, 2021, and of record in Instrument No. 20210713-0093820, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to TOMMY H. HUFF, now a single person, by Quitclaim Deed from HELEN B. HUFF, now a single person, dated April 29, 1994, and of record in Book 9339, Page 456, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to TOMMY H. HUFF by Deed from FRED J. COBB, SR., and wife, JESSIE B. COBB and RONNIE DONOHO, a single person, dated

February 11, 1976, and of record in Book 4998, Page 973, Register's Office for Davidson County, Tennessee.

PARCEL II

Land located in Davidson County, Tennessee and being known and designated as all of Parcel 116, containing 18.87 acres, more or less, as shown on the survey entitled "Knight Drive Properties for Tommy Huff", prepared by Theodore Joseph Stevenson, II, TN RLS No. 2136, Ragan & Smith, 315 Woodland Street, Nashville, Tennessee 37206, dated April 12, 2021, and of record in Instrument No. 20210713-0093820, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to TOMMY H. HUFF, now a single person, by Quitclaim Deed from HELEN B. HUFF, now a single person, dated April 29, 1994, and of record in Book 9339, Page 456, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to TOMMY H. HUFF by Deed from FRED J. COBB, SR., and wife, JESSIE B. COBB and RONNIE DONOHO, a single person, dated February 11, 1976, and of record in Book 4998, Page 973, Register's Office for Davidson County, Tennessee.

PARCEL III

Land located in Davidson County, Tennessee and being known and designated as all of Parcel 147, containing 38.68 acres, more or less, as shown on the survey entitled "Knight Drive Properties for Tommy Huff", prepared by Theodore Joseph Stevenson, II, TN RLS No. 2136, Ragan & Smith, 315 Woodland Street, Nashville, Tennessee 37206, dated April 12, 2021, and of record in Instrument No. 20210713-0093820, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to TOMMY H. HUFF, now a single person, by Quitclaim Deed from HELEN B. HUFF, now a single person, dated April 29, 1994, and of record in Book 9339, Page 446, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Tommy H. Huff by Warranty Deed from Eleanor Gibbons (an unmarried person), dated June 16, 1985, and of record in Book 6585, Page 218, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to TOMMY H. HUFF, TRUSTEE WITH FULL POWER TO SELL, CONVEY, MORTGAGE OR ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY, by Warranty Deed from SUE FITE CONE, an unmarried person, dated May 11, 1988, and of record in Book 7543, Page 171, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY more commonly known as **3833 KNIGHT DRIVE, WHITES CREEK, TN 37189**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book * 20210713-0093820, Page _____, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 17th day of June, 2021.

Tommy Huff
TOMMY H. HUFF

Tommy Huff Trustee
TOMMY H. HUFF, TRUSTEE

STATE OF TENNESSEE

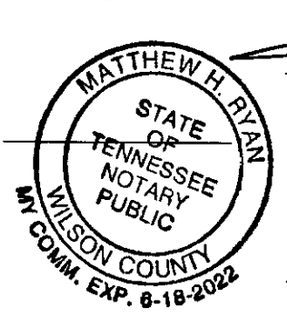
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TOMMY H. HUFF and TOMMY H. HUFF, TRUSTEE**, 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.

WITNESS my hand and official seal at office this 17th day of June, 2021.

NOTARY PUBLIC

My commission expires: _____



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The actual consideration or value, whichever is greater, for this transfer is **$1,167,384.85.**

AFFIANT

Sworn to and subscribed to before me this 17th day of June, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022