Karen Johnson Davidson County
Batch# 684674 DEEDWARR
07/27/2021 02:11:30 PM 7 pgs
Fees: $38.00 Taxes: $1,783.40
20210727-0100946

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $482,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 15th day of July, 2021.

NOTARY PUBLIC

My commission expires: 4-13-24

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS |
|---|---|---|
| John H. Shelby (NAME) | SAME AS NEW OWNER (NAME) | P/O 63-136; 63-81; 74-39 |
| 515 Menees Lane (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |

# Warranty Deed

For and in Consideration of the sum of $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 **Larry Douglas Odom, Teresa O. Gann and Deborah O. Massey, Co-Executors of the Estate of Douglas G. Odom Jr.,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **John H. Shelby, an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

0 MENEES LANE:
TRACT I:
A certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 4 on the Plan of the land of the children of Henry C. Menees, as of record in Minute Book "M", page 285, of the County Court of Davidson County, Tennessee, and also a part of Lot 1 on the Plan of the lands of J.M. Wray, of record in Minute Book J, page 323, in the Office of the County Court Clerk, and being known as part of lot "B" on the plan of the survey of certain parcels of land owned by Henry C. Menees, deceased, laid out by Anderson and Gee, Surveyors, described according to a survey of Michael V. Holmes, Surveyor, dated May 12, 1971, as follows:

BEGINNING at an iron stake in the north margin of a roadway as set out in Book 2633, page 125, being the B. W. Menees southwest corner; thence with said roadway, south 66 deg. 29 min. 40 sec. west 399.55 feet to an axle, J. T. Conrads southeast corner; thence leaving said roadway, north 3 deg. 01 min. 40 sec. east 899.81 feet to an iron stake; thence south 69 deg. 54 min. 50 sec. east 154.78 feet to an iron stake; thence north 00 deg. 54 min. east 1368.92 feet to an iron stake; thence north 88 deg. 47 min. 04 sec. east 448.44 feet to an iron stake; thence south 00 deg. 09 min, west 2039.77 feet to the point of beginning, containing 20.2 acres.

Being the same property conveyed to Douglas G. Odom, Jr., and wife, Robbie H. Odom by Quitclaim Deed from Richard A. Odom and Ramona C. Laster (formerly known Ramona C. Odom), dated 02/25/1994, of record in Book 9275, Page 292, in the Register's Office for Davidson County, Tennessee.

The said Robbie H. Odom having predeceased Douglas G. Odom, Jr. on or about October 15, 2013. Douglas G. Odom, Jr. having since deceased on or about October 1, 2020. Per Last Will and Testament of Douglas G. Odom,

Jr., Probate Case No. 20P-1893, Larry Douglas Odom, Teresa O. Gann and Deborah O. Massey were appointed as Co-Executors of the Estate of Douglas G. Odom, Jr.

515B MENEES LANE:
TRACT II:
A certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being a part of lot No. 5 on the Plan of the land of the children of Henry C. Menees, as of record in Minute Book "M", page 285, of the County Court of Davidson County, Tennessee, and shown as Tract No. 2 on a survey dated April 30, 1956, by Harvey Gee, Surveyor, and described according to said survey as follows:

Beginning at a point in the center line of Menees Road at the northeast corner of Parcel No. 3 of the Henry T. Menees Estate as shown on said survey; thence with the center line of said Menees Road south 89 degrees 32 minutes east 764.5 feet to a point; thence along a fence south 0 degrees 48 minutes west 2028.5 feet to an iron pin, the northeast corner of Tract No. 1, as shown on said survey; thence north 86 degrees 00 minutes west 848.5 feet to an iron pin; thence along a fence north 3 degrees 10 minutes east 1977 feet to the point of beginning, containing 37.1 acres, more or less.

Included in the above described property but specifically excluded from the conveyance is the following property:

TRACT I
That property conveyed to Douglas G. Odom, Jr., and wife, Robbie H. Odom by deed from Douglas G. Odom, Jr. and Richard A. Odom of record in Book 3987, page 815, Register's Office for said County described as follows:

Land in Davidson County, Tennessee being a part of Lot No. 5 on the plan of the land of the children of Henry C. Menees, as of record in Minute Book "M" , page 285, of the County Court of Davidson County, Tennessee, and shown as Tract No. 2 on a survey dated April 30, 1956, by Harvey Gee, Surveyor, and a re-survey of tract No. 2 by Robert L. Sylar, surveyor dated October 25, 1965, and described according to said survey as follows:

Tract A: Beginning at an iron pin, which is located 784.22 feet South 4 degrees 12 minutes West from a railroad spike in the southerly right-of-way of Menees Road; Thence South 4 degrees 12 minutes west 299.70 feet to an iron pin; thence North 86 degrees 00 minutes west 557.77 feet to an iron pin; thence North 4 degrees 12 minutes East 300.0 feet to an iron pin; thence South 86 degrees 00 minutes East 544.78 feet to the point of beginning, containing 3.80 acres.

TRACT II
That property conveyed to Michael E. Brannam and wife, Diane S. Brannam by deed from Richard A. Odom and wife, Ramona C. Odom and Douglas G. Odom and wife, Robbie H. Odom of record in Book 8370, page 666, Register's Office for said County, the said Richard A. Odom and wife, Ramona C. Odom having acquired a portion of the property hereinafter described by a deed of record in Book 3987, page 819, as corrected in Book 4066, page 380 and further corrected in Book 4070, page 290, all of record in the Register's Office for said County, described as follows:

Beginning at a point in the easterly line of Richard A. and Douglas G. Odom as of record in Deed Book 3708, page 522 at the northeast corner of Richard Odom South 04 degrees 12 minutes 00 seconds West 1510.84 feet from a point in the southerly right-of-way line of Menees Lane; thence with Richard A. and Douglas G. Odom South 04 degrees 12 minutes 00 seconds West 334.67 feet, passing a corner of Richard Odom at 304.99 feet, to an iron pin; thence with a severance line across Richard A. and Douglas G. Odom North 82 degrees 42 minutes 03 seconds West 632.00 feet to an iron pin; thence continuing with said severance line North 30 degrees 16 minutes 10 seconds East 516.07 feet, crossing the southerly line of Richard Odom at 237.14 feet to an iron pin in the northerly line of Richard Odom; thence with Richard Odom South 63 degrees 50 minutes 00 seconds East 435.93 feet to the point of beginning, containing 217,800 square feet (5.000 acres more or less) as surveyed by R. Scot Cherry R.L.S., TN #1512.

TRACT III
That property conveyed to Larry Odom and wife, Kathy M. Odom by deed from Douglas G. Odom, Jr. and wife, Robbie H. Odom and Richard A. Odom and wife, Ramona Odom of record in Book 7607, page 89, Register's Office for said County, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the Final Plat of Larry Odom Property, of record in Book 6200, page 708, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot, said Lot containing 3.60 acres, more or less.

Being the same property conveyed to Douglas G. Odom, Jr. by Quitclaim Deed from Richard A. Odom, dated 2/25/1994 of record in Book 9275, Page 289, in the Register's Office for Davidson County, Tennessee.Douglas G. Odom, Jr. having since deceased on or about October 1, 2020. Per Last Will and Testament of Douglas G. Odom, Jr., Probate Case No. 20P-1893, Larry Douglas Odom, Teresa O. Gann and Deborah O. Massey were appointed as Co-Executors of the Estate of Douglas G. Odom, Jr.

TRACT IV
A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin which is located 784.22 feet Southerly from a railroad spike in the Southerly right-of-way of Menees Road; thence South 06 degrees 07 minutes 32 seconds West 299.70 feet to an iron pin; thence North 83 degrees 42 minutes 33 seconds West 557.77 feet to an iron pin; thence North 08 degrees 36 minutes 27 seconds East 454.99 feet to a point; thence South 83 degrees 42 minutes 33 seconds East 339.68 feet to an iron pin; thence South 06 degrees 42 minutes 19 seconds West 154.92 feet to a point; thence South 83 degrees 42 minutes 33 seconds East 199.95 feet to the point of beginning, containing 5.01 acres more or less.

Together with the appurtenant easement for ingress and egress established by the Driveway Easement for Ingress and Egress of record in Book 8370, Page 679 and Book 8370, Page 682, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Shelby, an unmarried man, by Warranty Deed from Larry Douglas Odom, Teresa O. Gann, and Deborah O. Massey, Co-Executors of the Estate of Douglas G. Odom, Jr., dated April 28, 2021 and recorded May 3, 2021 in Instrument No. 20210503-0059314,Register's Office for Davidson County, Tennessee.

Tract V
Property located on the South side of Menees Lane in Madison, 9th Council manic District of Davidson County, Tennessee. Being shown as part of parcel 81.00 on Davidson County Property Map 63.00, and being more particularly described according to a survey by Crenshaw Land Surveying dated February 25, 2021, and known as Job No. 21-025, as follows:

BEGINNING at an iron pin set at the Northwest corner of the herein-described tract. Said pin being the Southwest corner of Tract 2 and being in the easterly line of Lot 2 of the Brahaney Subdivision of record in Plat Book 20200215-0147950, R.O.D.C., TN.

Said beginning pin also being located approximately 1458.72' in a southerly direction from an existing iron pin in the southerly right-of-way of Menees Lane at the Northwest corner of the Teresa G. Odom property (Parcel 221) of record in D.B. 11178, Pg. 484, and P.B. 8250, Pg. 249, R.O.D.C., TN.

Thence, from said POINT OF BEGINNING, leaving the line of the Brahaney Subdivision, along the southerly line of Tract 2, N 87°11'25" E - 361.74' to a mag nail set in an asphalt drive at the Northeast corner of the herein-described tract. Thence, leaving the line of Tract 2, generally along the centerline of said drive, S 19°30' 40" E - 50.12' to a mag nail set in the drive, in the northwesterly line of the Michael E. Brannam et ux property (Parcel 104) of record in D.B. 8370, Pg. 666, R.O.D.C., TN. Thence, leaving the drive, along the northwesterly line of Brannam, S 33°58'18" W -417.23' to an existing iron pin found at the Southwest corner of Brannam. Thence, along the southerly line of Brannam, S 78°59'20" E -632.00' to an existing iron pin found at the Southeast corner of Brannam. Said pin being in the westerly line of the Douglas G. Odom. Jr. property (Parcel 104} of record in D.B. 9275, Pg. 292, R.O.D.C., TN. Thence, leaving the line of Brannam, along the westerly line of Odom, S 07°54'42" W-151.88' to an existing iron pin at the Southeast corner of the herein-described tract and the Northeast corner of the Jimmy & Judy Meness

property (Parcel 41) of record in D.B. 11313, Pg. 75, R.O.D.C., TN. Thence, leaving the line of Odom, along the northerly line of Menees, N 78°54'09" W -848.48' to an existing iron pin found at the Southwest corner of the herein-described tract. Said pin being the Southeast corner of Lot 8 of the Brahaney Subdivision. Thence, leaving the line of Menees, along the easterly line of the Brahaney Subdivision, N 10°20'43" E -176.03' to an existing iron pin; Thence N 10°21'00" E -121.84' to an existing iron pin found; Thence N 10°21128" E - 120.14' to an existing iron pin found; Thence N 10°19'44" E - 73.55' to the POINT OF BEGINNING, containing 5.53 Acres.

Also included in this conveyance is the use of a 25' Joint Use Ingress-Egress and Public Utility Easement extending from the southerly right-of-way of Menees lane, along an existing asphalt driveway, to the northwesterly line of the Michael E. Brannam et ux property (Parcel 104) of record in D.B. 8370, Pg. 666, R.O.D.C., TN.
Said easement being more particularly described as follows:

BEGINNING at a mag nail set in the top of a concrete entrance wall in the southerly right-of-way of Menees Lane at the Northwest corner of the herein-described easement. Said beginning point being the Northeast corner of the Teresa G. Odom property (Map 63 -Parcel 221) of record in D.B. 11178, Pg. 484, and P.B. 8250, Pg. 249, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, along the southerly right-of-way of Menees Lane, 25 feet from the center, S 82°13' 48" E -25.04' to a point. Thence, leaving the southerly right-of-way of Menees Lane, S 10°48'21" W -507.74' to a point; Thence S 17°16'29" W-125.27' to a point; Thence S 13°42'44" W -172.21' to a point; Thence S 09°16'00" W-106.75' to a point; Thence S 04°11'35" E -175.55' to a point; Thence S 07°47'50" E -167.16' to a point; Thence S 13°31'26" E -155.00' to a point; Thence S 19°30' 40" E -40.22' to a point in the northwesterly line of the Michael E. Brannam et ux property {Map 63 -Parcel 104) of record in D.B. 8370, Pg. 666, R.O.D.C., TN. Thence, along said line, S 33°58'18" W -31.11' to a point; Thence leaving said line, N 19°30'40" W-60.03' to a point; Thence N 13°31'26" W-157.59' to a point; Thence N 07°47'50" W -169.20' to a point; Thence N 04°11'35" W -179.29' to a point; Thence?? N 09°16'00" E -110.67' to a point; Thence N 13°42'44" E -173.95' to a point; Thence N 17°16'29" E -124.64' to an iron pin at the Southeast corner of the Teresa G. Odom property, aforementioned. Thence, along the easterly line of Odom, N 10°48'21" E -505.00' to the POINT OF BEGINNING.

Being the same property conveyed to Michael Brannom and Diane Brannom, husband and wife, by deed from Larry Douglas Odom, Teresa O. Gann and Deborah O. Massey, Co-Executors of the Estate of Douglas G. Odom, Jr., of record as Instrument No. _____, dated July 15, 2021, said Register's Office.

0 NEELY'S BEND
TRACT III
A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 11th, formerly 19th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Subdivision of the Home place of J. W. Wray, deceased, as of record in Minute Book "J", page 323, County Court for said County, described according to a copy of a survey thereof made by Harvey Gee, dated September 26, 1955, as follows:

Beginning at a point in the center line of Neely's Bend Road at the northwest corner of the property of Walter Belt; thence with the center line of said road northerly 257 feet to a point; thence leaving said Road, north 71 deg. 42' east 1418 feet to an iron pin in a fence in the westerly line of Nannie Cummings property; thence along said fence and Cummings line, south 5 deg. 12' west 385 feet to an iron pin; thence north 49 deg. 13' east 900 feet to an iron pin in a fence; thence south 1 deg. east along said fence 17 .5 feet to a stone; thence south 69 deg. 13' west 2027.9 feet to an iron pin in the property of Walter Belt; thence along Belt's easterly line, north 17 deg. 11' west 147.2 feet Belt's northeast corner to an iron pin; thence along Belt's northerly line and along a fence south 70 deg. east 149 feet to the beginning, containing 11.35 acres.

Being the same property conveyed to D.G. Odom, Jr. by Quitclaim deed from Richard A. Odom, dated 03/01/2016 iof record in Instrument No. 20160302-0019833, in the Register's Office for Davidson County, Tennessee. Douglas G. Odom, Jr. having since deceased on or about October 1, 2020. Per Last Will and Testament of Douglas G. Odom, Jr., Probate Case No. 20P-1893, Larry Douglas Odom, Teresa O. Gann and Deborah O. Massey were appointed as Co-Executors of the Estate of Douglas G. Odom, Jr. The said D.G. Odom, Jr. being one in the same as Douglas G. Odom, Jr.

Included in the above described property but specifically excluded from the conveyance is the following property:

TRACT I:
Being land lying across a portion of property conveyed to Richard A. Odom el al(Tax Map 74 Parcel 39.00) as of record in Deed Book 6704, Page 46, Register's Office for Davidson County, Tennessee for the benefit of Parcel 38.00 as shown on Davidson County Tax Map No. 74 and being more particularly described as follows:
Commencing at an iron pipe(found) at The northeasterly property corner of Parcel 38.00 on Davidson County Tax Map No. 74; said iron pipe lying in the southerly property line of aforementioned Richard A. Odom et ux property; thence, a.) With the easterly property line of said Parcel 38.00, South 16 degrees 53 minutes 43 seconds East. 5.38 feet to a point, being the True Point Of Beginning of the herein described soils easement; thence, 1. With a severance line through the Richard A. Odom et al property, North 73 degrees 49 minutes 04 seconds East, 13.19 feet to a point: thence,2. South 77 degrees 42 minutes 57 seconds East, 16.30 feet to a point, thence,3. South 52 degrees 44 minutes 01 seconds East, 78.45 feet to a point thence,4. South 55 degrees 45 minutes 57 seconds East. 18.03 feet to a point; thence,5. South 09 degrees 33 minutes 53 seconds East, 52.70 feel to a point in the northerly property Une of a tract of land conveyed to Harvey T. Conner et ux as of record in Deed Book 1194, Page 447, Register's Office for Davidson County, Tennessee; thence,6. With said northerly property line, South 70 degrees 11 minutes 09 seconds West, 78.05 feet to a iron pipe(found) at the southeasterly property corner of the aforementioned Parcel 38.00 on Davidson County Tax Map No. 74; thence,7. With the easterly property line of Parcel 38.00, in part, North 16 degrees 53 minutes 43 seconds West, 141.99 feet to the point of beginning and containing 8,881 square feet or 0.204 acres, more or less.

Being the same property conveyed to Bradley Schaubert by Deed from Richard Odom and D.G. Odom, Jr., dated 11/26/2008 in Instrument No. 20081202-0117053, in the Register's Office for Davidson County, Tennessee.

TRACT II:
Property located south of Menees Lane and east of Neely's Bend Road in the 9th Councilmanic District of Davidson County, Tennessee, being shown as part of Parcel 39.00 on Davidson County Property Map 74, and being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw, TN R.L.S. #2395, dated September 7, 2017, as follows:

BEGINNING at an existing iron pin at a fence corner at the northeast corner of the herein described tract, said pin being the southeast corner of the Steve Croxall property of record in Instrument No. 20141229-0118319 in the Register's Office for Davidson County, Tennessee (Map 63 Parcel 84) and in the westerly line of the Metropolitan Government property (Map 74 Parcel 34.01), Peeler Park, of record in Deed Book 3788, page 422, in the Register's Office for Davidson County, Tennessee. Said beginning pin also being the eastern most northeast corner of the D. G. Odom, Jr. property of record in Instrument No. 20160302- 0019833, in the Register's Office for Davidson County, Tennessee (Map 74 Parcel 39); Thence, from said POINT OF BEGINNING, leaving the Croxall property with the westerly line of the Metropolitan Government property and an old fence, South 14° 03' 02" West 18.97 feet to an existing railroad iron at a fence corner. Said point being the northeast corner of the Phillip Robinson et al property of record in Instrument No. 20061208-0151804, in the Register's Office for Davidson County, Tennessee (Map 74 Parcel 63); Thence, with the line of Robinson and an old fence line, South 77° 40' 21" West 501.68 feet to fence corner post; Thence with a new line severing the Odom property of which this is a part, North 12° 26' 57" East 24.10 feet to a point at the southeast corner of the the Douglas Odom, Jr. et ux property of record in Deed Book 9275, page 292, in the Register's Office for Davidson County, Tennessee (Map 63 Parcel 136). Said point also being the southwest corner of the Steve Croxall property, aforementioned; Thence, leaving the line of Odom, with the southerly line of Croxall and an old fence, North 77° 54' 13" East 500.00 feet to the POINT OF BEGINNING, containing 9,732 square feet, or 0.22 acres.

Being the same property conveyed to Steven H. Croxall by Quitclaim Deed from Douglas G. Odom, dated 12/6/2017 of record in Instrument No. 20180418-0036334, in the Register's Office for Davidson County, Tennessee.

There has been a proration of *ad valorem* property taxes applicable to the Subject Property between Grantor and Grantee. By Grantee's acceptance and recordation of this Warranty Deed, Grantee hereby assumes and agrees to pay all *ad valorem* property taxes and assessments assessed against the Subject Property, including, but not limited to, any Greenbelt roll-back taxes. Grantee further agrees to save, defend, indemnify and hold Grantor harmless from all such taxes and assessments.

This property is _X_unimproved __improved property known as: 515B Menees Lane, 0 Neely's Bend Road, 0 Menees, Madison, TN 37115.

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

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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 any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of July, 2021.

Estate of Douglas G. Odom Jr.

By: Larry D. Odom, Co-Executor
Larry Douglas Odom, Co-Executor

By: Teresa O. Gann, Co-Executor
Teresa O. Gann, Co-Executor

By: Deborah O Massey, Co-Executor
Deborah O. Massey, Co-Executor

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Douglas Odom, Teresa O. Gann and Deborah O. Massey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Co-Executors of the Estate of Douglas G. Odom, Jr., and in their capacity as such Co-Executor, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of July, 2021.

Amy Hankins

Notary Public
My Commission Expires: 1/2/2024

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, the undersigned, 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 7/15/21.

Affiant Signature

7/15/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 15th day of July, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

