Karen Johnson Davidson County
Batch# 686162 DEEDWARR
07/28/2021 03:27:30 PM 5 pgs
Fees: $28.00 Taxes: $3,145.00
20210728-0101775

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denico Autry	New Owner	018-00-0-035
(NAME) 5565 Brick Church Pike	(NAME) 506 Brenda Dr.	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Albemarle, NC 28001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CARRIE LEIGH HARDY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DENICO AUTRY, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached Exhibit "A" Legal Description

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 5565 Brick Church Pike, Goodlettsville, TN 37072

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. 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 20th day of July, 2021

Carrie Leigh Hardy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of July, 2021, before me personally appeared Carrie Leigh Hardy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of July, 2021.

Notary Signature
My commission expires: 11/14/21

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

LT&E File #18244

Exhibit A Legal Description

Tract 1: Beginning at an iron rod in the west right of way of Brick Church Pike, also being the Northeast corner of the Dickens property as described by instrument #200305130064474, and the northwest corner of the property described hereon; Thence, with the right of way of Brick Church Pike South 38 degrees 42 minutes 51 seconds West, a distance of 28.09 feet to an iron rod; Thence, with the right of way of Brick Church Pike along a curve with a delta angle of 67 degrees 40 minutes 47 seconds, with a radius of 246.21 feet, a chord bearing of South 38 degrees 03 minutes 02 seconds East, a distance of 274.22 feet to an iron rod; Thence, with the right of way of Brick Church Pike North 04 degrees 12 minutes 37 seconds, West, a distance of 75.14 feet to an iron rod; Thence, with the right of way of Brick Church Pike along a curve with a delta angle of 20 degrees 50 minutes 11 seconds, with a radius of 455.43 feet, a chord bearing of South 14 degrees 37 minutes 43 second East, a distance of 164.71 feet to an iron rod, also being the northwest corner of the Barnes property as described in Deed Book 9608 Page 594; Thence; South 32 degrees 54 minutes 25 seconds West, a distance of 385.39 feet to an iron rod, also being the southeast corner of Tract 3; Thence, with Tract 3 North 53 degrees 48 minutes 29 seconds West, a distance of 313.10 feet to an iron rod; Thence, with Tract 3 North 09 degrees 35 minutes 41 seconds East, a distance of 240.61 feet to an iron rod; Thence, with Tract 3 North 42 degrees 42 minutes 30 seconds East, a distance of 76.47 feet to an iron rod; Thence, with Tract 3 North 38 degrees 42 minutes 51 seconds East, a distance of 28.09 feet to an iron rod, also being the southeast corner of the Dickens property as described by instrument #200305130064474; Thence, North 15 degrees 48 minutes 32 seconds East, a distance of 306.34 feet to the point of being containing 5.093 acres more or less.

Together with: 1) ingress/egress easement of record in Instrument No. 20080402-0032971, Register of Deeds, Davidson County, Tennessee; and 2) a perpetual, non-exclusive ingress/egress easement running with the land as sown on the Boundary Survey of the Marchand Property dated August 22, 2008 prepared by Delle Land Surveying, 408 Nesbitt Lane, Madison, Tennessee 37115, phone 615.865.4242, both ingress/egress easements 1 and 2 more particularly described as follows:

(20' Ingress/Egress Easement)

Beginning at an iron rod in the west right of way of Brick Church Pike, also being the northeast corner of the Dickens property as described in Instrument No. 200305130064474; Thence, South 15 degrees 28 minutes 32 seconds West, a distance of 306.34 feet to a point; Thence, South 38 degrees 42 minutes 51 seconds West, a distance of 28.09 feet to a point; Thence, South 42 degrees 42 minutes 30 seconds West, a distance of 76.47 feet to a point; Thence, South 09 degrees 35 minutes 41 seconds West, a distance of 240.61 feet to a point, also being the southwest corner of tract #2; Thence, South 09 degrees 35 minutes 41 seconds West, a distance of 122.97 feet to a point; Thence, South 15 degrees 48 minutes 18 seconds West, a distance of 76.51 feet to a point; Thence, South 30 degrees 05 minutes 15 seconds West, a distance of 98.42 feet to a point; Thence, South 39 degrees 54 minutes 02 seconds West, a distance of 71.45 feet to a point; Thence, South 45 degrees 44 minutes 55 seconds West, a distance of 88.75 feet to a point; Thence, South 50 degrees 59 minutes 21 seconds West, a distance of 131.50 feet to a point; Thence, South 62 degrees 08 minutes 45 seconds West, a distance of 126.89 feet to a point; Thence, South 18 degrees 15 minutes 35 seconds West, a distance of 288.61 feet to a point; Thence, North 53 degrees 49 minutes 48 seconds West, a distance of 62.20 feet to a point; Thence, North 18 degrees 15 minutes 35 seconds East, a distance of 236.81 feet to a point; Thence, North 62 degrees 08 minutes 45 seconds East, a distance of 132.58 feet to a point; Thence, North 62 degrees 08 minutes 45 seconds East, a distance of 56.94 feet to a point; Thence, North 50 degrees 59 minutes 21 seconds East, a distance of 128.63 feet to a point; Thence, North 45 degrees 44 minutes 55 seconds East, a distance of 86.81 feet to a point; Thence North 39 degrees 54 minutes 02 seconds East, a distance of 48.11 feet to a point, also being the northwest corner of Tract # 4; Thence, North 39 degrees 54 minutes 02 seconds East, a distance of 20.60 feet to a point; Thence, North 30 degrees 05 minutes 15 seconds East, a distance of 94.20 feet to a point; Thence, North 15 degrees 48 minutes 18 seconds East, a distance of 72.92 feet to a point; Thence, North 09 degrees 35 minutes 41 seconds East, a distance of 368.44 feet to a point; Thence, North 42 degrees 42 minutes 30 seconds East, a distance of 81.72 feet to a point; Thence, North 38 degrees 42 minutes 20 seconds East, a distance of 23.22 feet to a point; Thence, North 15 degrees 28 minutes 32 seconds East, a distance of 302.00 feet to a point in the right of way of Brick Church Pike; Thence, with the right of way with a curve with a delta angle of 04 degrees 13 minutes 37 seconds, with a radius of 271.18 feet, a chord bearing of South 75 degrees 10 minutes 29 seconds East, a distance of 20.00 feet to the point of beginning.

Subject to: (Tract 2 Septic Area)

Beginning at a point in the westerly right of way of Brick Church Pike, also being the northeast corner of the Dickens Property as described by Instrument # 200305130064474; Thence, South 13 degrees 33 minutes 06 seconds East, a distance of 115.59 feet to the true point of beginning of the described septic area hereon; Thence, South 62 degrees 10 minutes 38 seconds East, a distance of 11.50 feet to a point; Thence, South 50 degrees 44 minutes 21 seconds East, a distance of 21.03 feet to a point; Thence, South 48 degrees 08 minutes 10 seconds East, a distance of 57.99 feet to a point; Thence, South 36 degrees 45 minutes 17 seconds East, a distance of 42.14 feet to a point; Thence, South 24 degrees 10 minutes 20 seconds East, a distance of 26.92 feet to a point; Thence, South 23 degrees 37 minutes 44 seconds East, a distance of 31.40 feet to a point; Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 161.82 feet to a point; Thence, North 40 degrees 42 minutes 06 seconds East, a distance of 56.63 feet to a point; Thence, North 04 degrees 03 minutes 38 seconds West, a distance of 100.44 feet to a point; Thence, North 40 degrees 41 minutes 36 seconds East, a distance of 19.88 feet to the true point of beginning containing 0.303 acres more or less.

Subject to: (Tract 3 Septic Area)

Beginning at a point in the westerly right of way of Brick Church Pike, also being the northwest corner of the Barnes Property as described in Deed Book 9608, Page 594; Thence, North 43 degrees 41 minutes 05 seconds West, a distance of 158.76 feet to the true point of beginning of the described septic area hereon; Thence, North 04 degrees 52 minutes 04 seconds West, a distance of 81.24 feet to a point; Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 162.48 feet to a point; Thence, South 04 degrees 52 minutes 04 seconds East, a distance of 81.24 feet to a point; Thence, North 85 degrees 07 minutes 56 seconds East, a distance of 162.48 feet to the true point of beginning containing 0.303 acres more or less.

Subject to: (Tract 4 Septic Area)

Beginning at a point in the westerly right of way of Brick Church Pike, also being the northwest corner of the Barnes Property as described in Deed Book 9608, Page 594; Thence, North 75 degrees 15 minutes 25 seconds West, a distance of 63.93 feet to

the true point of beginning of the described septic area hereon; Thence, North 04 degrees 52 minutes 04 seconds West, a distance of 81.24 feet to a point; Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 162.48 feet to a point; Thence, South 04 degrees 52 minutes 04 seconds East, a distance of 81.24 feet to a point; Thence, North 85 degrees 07 minutes 56 seconds East, a distance of 162.48 feet to the true point of beginning containing 0.303 acres more or less.

Subject to: (Tract 5 Septic Area)

Beginning at a point in the westerly right of way of Brick Church Pike, also being the northwest corner of the Barnes Property as described in Deed Book 9608, Page 594; Thence, South 71 degrees 23 minutes 18 seconds West, a distance of 55.74 feet to the true point of beginning of the described septic area hereon; Thence, North 03 degrees 32 minutes 39 seconds West, a distance of 13.76 feet to a point; Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 153.89 feet to a point; Thence, South 01 degrees 49 minutes 51 seconds West, a distance of 159.60 feet to a point; Thence, South 84 degrees 41 minutes 23 seconds East, a distance of 30.32 feet to a point; Thence, North 14 degrees 41 minutes 58 seconds East, a distance of 44.88 feet to a point; Thence, North 34 degrees 38 minutes 08 seconds East, a distance of 96.91 feet to a point; Thence, North 87 degrees 25 minutes 10 seconds East, a distance of 30.31 feet to a point; Thence, North 41 degrees 03 minutes 28 seconds East, a distance of 49.25 feet to the true point of beginning containing 0.303 acres more or less.

Subject to: (Tract 3 Septic Easement Across Tract 2)

Beginning at a point along the east property line, also being the northeast corner of Tract 3 and the southeast corner of Tract 2; Thence, North 53 degrees 48 minutes 29 seconds West, a distance of 41.82 feet to the true point of beginning of the described easement hereon; Thence, North 01 degrees 49 minutes 51 seconds East, a distance of 290.71 feet to a point; Thence, North 04 degrees 52 minutes 04 seconds West, a distance of 102.24 feet to a point; Thence, North 85 degrees 07 minutes 56 seconds East, a distance of 144.18 feet to a point; Thence, North 04 degrees 52 minutes 04 seconds West, a distance of 101.24 feet to a point; Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 182.48 feet to a point; Thence, South 04 degrees 52 minutes 04 seconds East, a distance of 101.24 feet to a point; Thence, North 85 degrees 07 minutes 56 seconds East, a distance of 23.30 feet to a point; Thence, South 04 degrees 52 minutes 04 seconds East, a distance of 101.30 feet to a point; Thence, South 01 degrees 49 minutes 51 seconds West, a distance of 279.52 feet to a point; Thence, South 53 degrees 48 minutes 29 seconds East, a distance of 18.17 feet to the true point of beginning containing 0.0557 acres more or less.

Subject to: (Tract 4 Septic Easement Across Tract 2)

Beginning at a point along the east property line, also being the northeast corner of Tract 3 and the southeast corner of Tract 2; Thence, North 53 degrees 48 minutes 29 seconds West, a distance of 26.04 feet to the true point of beginning of the described easement hereon; Thence, North 32 degrees 54 minutes 25 seconds East, a distance of 5.77 feet to a point; Thence, North 01 degrees 49 minutes 51 seconds East, a distance of 296.43 feet to a point; Thence, North 85 degrees 07 minutes 56 seconds East, a distance of 167.38 feet to a point; Thence, North 04 degrees 52 minutes 04 seconds West, a distance of 101.24 feet to a point; Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 182.48 feet to a point; Thence, South 04 degrees 52 minutes 04 seconds East, a distance of 101.24 feet to a point; Thence, South 01 degrees 49 minutes 51 seconds West, a distance of 290.50 feet to a point; Thence, South 32 degrees 54 minutes 25 seconds West, a distance of 0.74 feet to a point; Thence, South 53 degrees 48 minutes 29 seconds East, a distance of 15.02 feet to the true point of beginning containing 0.526 acres more or less.

Subject to: (Tract 5 Septic Easement Across Tract 2)

Beginning at a point along the east property line, also being the northeast corner of Tract 3 and the southeast corner of Tract 2; Thence, North 53 degrees 48 minutes 29 seconds West, a distance of 10.02 feet to the true point of beginning of the described easement hereon; Thence, North 32 degrees 54 minutes 25 seconds East, a distance of 11.14 feet to a point; Thence, North 01 degrees 49 minutes 51 seconds East, a distance of 121.25 feet to a point; Thence, South 84 degrees 41 minutes 23 seconds East, a distance of 33.27 feet to a point; Thence, North 14 degrees 41 minutes 58 seconds East, a distance of 51.60 feet to a point; Thence, North 34 degrees 38 minutes 08 seconds East, a distance of 90.19 feet to a point; Thence, North 87 degrees 25 minutes 10 seconds East, a distance of 29.63 feet to a point; Thence, North 41 degrees 03 minutes 28 seconds East, a distance of 57.64 feet to a point; Thence, North 03 degrees 32 minutes 39 seconds West, a distance of 28.04 feet to a point; Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 173.11 feet to a point; Thence, South 01 degrees 49 minutes 51 seconds West, a distance of 295.82 feet to a point; Thence, South 32 degrees 54 minutes 25 seconds West, a distance of 6.11 feet to a point; Thence, South 53 degrees 48 minutes 29 seconds East, a distance of 15.02 feet to the true point of beginning containing 0.489 acres more or less.

Subject to 10' utility easement as shown on said survey.
Subject to 20' P.U.D easement as shown on said survey.

Being the same property conveyed to Carrie Leigh Hardy by Deed dated January 10, 2017 from Joel H. McClanahan, recorded January 17, 2017, in Instrument Number 20170117-0005040, in the Official Records of Davidson County, Tennessee.

Tract 2:

Being a Tract of land situated in the 10th Council District of Davidson County, Tennessee, being a portion of the Deanna C. & Jeremy Vandivier property, as of record in DB- 20180703 0064400, on file at the Register's Office for Davidson County, Tennessee, being generally described as North of Hitt Lane and South and West of Brick Church Pike, and being more particularly described as follows: Beginning at a New Iron Pin (1/2" capped rebar stamped "Vande Survey", typical for this description) in the easterly margin of a 20 foot ingress egress easement, said pin also being in the westerly line of the Carrie Leigh Hardy Property (DB-20170117 0005040), said pin also being the northeast corner of said Vandivier property and the northeast corner of the herein tract described, said pin also having Tennessee State Plane Coordinates of Northing 728125.56, Easting 1752861.99; Thence, with said easement and the common line of said Vandivier and said Hardy properties the next 3 calls:

South 38 degrees 42 minutes 51 seconds West for a distance of 28.09 feet;
South 42 degrees 42 minutes 30 seconds West for a distance of 76.47 feet to an Old Iron Pin (1/2" rebar);
LT&E File #18244

South 09 degrees 35 minutes 41 seconds West for a distance of 22.63 feet to a New Iron Pin; Thence leaving said Hardy property and crossing said easement and said Vandivier property on new severance lines the next two calls:
North 76 degrees 22 minutes 50 seconds West for a distance of 35.13 feet to a New Iron Pin;
North 13 degrees 00 minutes 45 seconds West for a distance of 95.00 feet to a New Iron Pin in the north line of said Vandiver property and a south line of the Kathy E. Greer property (DB-20080402 0032972), being the northwest corner of the herein tract described:
Thence, leaving said new severance line and with the common line of said Vandivier and said Greer properties, South 89 degrees 48 minutes 57 seconds East for a distance of 128.74 feet to the point of beginning, Subject tract contains 7,418 square feet or 0.17 acres, more or less. Subject to covenants easements, rights-of-way and restrictions of record and not of record.

Being the same property conveyed to Carrie Leigh Hardy by Quitclaim Deed dated February 10, 2017 from Deana C. Vandivier and Jeremy Vandivier, wife and husband, recorded May 5, 2017, in Instrument Number 20210505-0059910, in the Official Records of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **7/20/2021** (date of document).

Affiant Signature

7/20/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20th** day of **July**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

