Karen Johnson Davidson County
Batch# 686791 DEEDWARR
07/30/2021 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20210730-0102592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF JULY, 2021

Notary Public

MY COMMISSION EXPIRES: 7/9/2022

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey W. George and wife, Joann George	Jeffery W. George and Joann George (NAME)	P/O MAP/PARCEL 0080002100
0 Whites Creek Pike (ADDRESS)	3927 Dry Fork Road (ADDRESS)	P/O 008-00-0-021.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michele Lynn Coon, Trustee of the Michele Coon Revocable Living Trust U/A/D August 6, 2020, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey W. George and wife, Joann George, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to the Michele Coon Revocable Living Trust in QCD-20200806-0087712 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 10/15/20 as follows:

Beginning at a point in the westerly margin of Whites Creek Pike, said point being the most northeast corner of herein described tract; Thence with said margin and a curve to the left, having a radius of 3030.01', a delta of 00°56'44", and a cord & cord bearing of S 26°53'50" E, 50.00' to an existing iron pin, said pin being a corner with Mary jones in DB 20190301 001873 R.O.D.C.T.; Thence now leaving said margin with said Jones for the next two calls: S 62°57'46" W, 15.67' to an existing iron pin; Thence N 81°56'05" W, 940.71' to an existing iron pin, said pin being a corner with tract 1 on the same survey; Thence now leaving said Jones with said tract 1 for the next three calls: Thence S 52°57'33" W, 428.61' to a set iron pin; Thence S 33°55'18" E, 342.23' to a set iron pin; Thence S 54°33'14" E, 253.99' to a set iron pin ; Thence S 71°15'09" W, 250.00' to a set iron pin; Thence S 18°44'51" E, 16.32' to a set iron pin in the line Poole in DB 20161109 0118718 R.O.D.C.T.; Thence with said Poole S 71°15'09" W, 556.95' to a point; Thence now leaving said Poole running in and out of a creek for the three calls: N 31°05'36" W, 257.47' to a point in said creek; Thence with said creek N 88°53'35" W, 197.67' to a point; Thence N 23°10'02" W, 395.89' to a point at the intersection of said creek and a branch; Thence with said branch for the next 6 calls: N 59°57'24" E, 137.94'; Thence N 28°50'38" E, 308.46'; Thence N 20°13'44" E, 70.86'; Thence N 50°59'19" E, 127.28'; Thence N 83°13'36" E, 47.51'; Thence N 48°32'47" E, 35.99'; Thence now leaving said branch with James Gilbert in QCD- 20151020 0106411 R.O.D.C.T.; for the next two calls: S 83°27'55" E, 95.00' to an existing iron pin; Thence S 83°27'55" E, 335.64' to a set iron pin, said pin being a corner to Tracy Staklebeck in DB 20050729 0088921 R.O.D.C.T.; Thence leaving said Gilbert with said Staklebeck S 82°54'56" E, 251.04' to an existing iron pin, said pin being a corner with Forest Grove Church in DB 157, PG 352 R.O.D.C.T.; Thence now leaving said Staklebeck with said Forest Grove Church S 83°37'10" E, 183.49' to an existing iron pin; Thence S 81°53'46" E, 100.00' to an existing iron pin; Thence S 81°54'16" E, passing the southwest corner of Anchor Properties total of 826.13' to the point of beginning containing 20.460 acres.

Being part of the same property conveyed to Michele L. Coon, unmarried and Misty D. Hobbs, unmarried as tenants in common with right of survivorship by Warranty deed from Jeremy Scott Johnson, Trustee of the Johnson Farm Trust, of record in Instrument No. 20151014-0104563 Register's Office for Davidson County, Tennessee, subsequently quitclaimed to Michele L. Coon, unmarried by Quitclaim deed from Misty D. Hobbs, unmarried of record in Instrument No. 20180122-0006180, said Register's Office, and subsequently conveyed to Michele Lynn Coon, Trustee of the Michele Coon Revocable Living Trust U/A/D August 06, 2020 by Quitclaim deed from Michele L. Coon of record in Instrument No. 20200806-0087712 Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Michele Lynn Coon, Trustee of the Michele Coon Revocable Living Trust U/A/D August 6, 2020 by Quitclaim deed from Michele Lynn Coon, Trustee of the Michele Coon Revocable Living Trust U/A/D August 6, 2020 of record in Instrument No. 20210330-0041256, said Register's Office. Abstract of Trust Agreement of record in Instrument Number 20200806-0087711, in the Register's Office for Davidson County, Tennessee.

WARRANTY DEED
(Continued)

The above described tract is served by a 25' ingress/egress & private utility easement lying upon and across tract 1 on the same survey, described as follows:

Beginning at an existing iron pin in the westerly margin of Whites Creek Pike, said pin being the most easterly northeast corner of said tract 1 and the herein described easement; Thence with said margin S 39°18'44" E, 25.50'; Thence now leaving said margin S 61°49'50" W, 298.34'; Thence N 81°28'15" W, 980.45'; Thence S 71°15'09" W, 124.92'; Thence N 54°33'14" W, 55.34'; Thence N 78°21'00" E, 164.10'; Thence S 81°26'34" E, 125.55' to an existing iron pin; Thence S 81°26'34" E, 219.45' to an existing iron pin; Thence S 81°32'43" E, 295.87'; Thence S 81°26'16" E, 337.21'; Thence N 61°50'42" E, 285.19' to the point of beginning. The benefits and responsibilities of a "Grant of Access Easement for Ingress/Egress, Utilities and Maintenance Agreement of record as Instrument 20160830-0090522, said Register's Office appertain to and run with this land in perpetuity. Grantees execute this instrument for the sole purpose of acknowledging said Agreement on behalf of themselves, their heirs and assigns.

No mobile, manufactured or modular home may be placed upon this property, nor may any boat, camper or recreational vehicle of any description be used as a residence thereupon.

Property currently taxed in Greenbelt. Purchaser assumes all liability for rollback.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 0 Whites Creek Pike, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 28th day of July, 2021.

Michele Coon Revocable Living Trust U/A/D August 6, 2020

BY: Michele Lynn Coon
Michele Lynn Coon, Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michele Lynn Coon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of the Michele Coon Revocable Living Trust U/A/D August 6, 2020, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 28 day of July, 2021

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/9/2022

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

We, the undersigned Jeffery W. George and wife Joann George, Grantees of the within property, acknowledge that the parcel has access to Whites Creek Pike and utility availability by virtue of an easement whose terms and conditions are the same as those set out by a "Grant of Access Easement for Ingress/Egress, Utilities, and Maintenance Agreement" of record as Instrument 20160830-0090522; and in consideration of the conveyance of this parcel to us, acknowledge that we share the responsibilities set out to the beneficiaries of that easement, including but not limited to the duty to pay proportional expenses of maintenance, as a covenant running with the land and binding us, our heirs, successors and assigns in perpetuity.

Jeffery W. George

Joann George

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Jeffery W. George and Joann George, with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and executed the within instrument for the purposes therein contained.

Witness my hand and seal on July 29, 2021.

Notary Public

My commission expires: 7/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 28TH+29TH day of July, 2021.

Date: 7-29-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 29TH day of July, 2021.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY