WARRANTY DEED

Karen Johnson Davidson County
Batch# 711015 DEEDWARR
09/07/2021 02:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,034.15
20210907-0119679

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-30-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cherry Grove III, LLC	same	Parcel ID: 049-00-0-369.00-000
(NAME) ~~0 Whites Creek Pike~~ P.O. Box 282217	(NAME)	
Nashville, TN 37228 (ADDRESS) ~~Whites Creek, TN 37189~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Country Maid Farms, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cherry Grove III, LLC**, 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:

A portion of the property belonging to Country Maid Farms Inc, On Cherry Grove Lane in Whites Creek, Davidson County, State of Tennessee and being more particularly described according to a survey by Walter Davidson & Associates as follows:

Commencing at the Point of Beginning being a iron rod at the southeast end of the Cherry Grove Lane as shown on the Plat of Cherry Grove Phase 1B as of Record in Book 20060927 Page 0119685 Register's Office of Davidson County TN: thence South 64 degrees 06 minutes 03 seconds East for 146.02 feet; thence South 86 degrees 30 minutes 00 seconds East for 37.03 feet to an iron rod in the western boundary of Alex Green School; thence with the northern boundary of Ole Orchard with the Alex Green School boundary line South 0 degrees 46 minutes 40 seconds East for 306.80 feet to a concrete monument at the Northeast corner of Ole Orchard subdivision as of record in Book 20010705 Page 0071806 Register's Office of Davidson County Tennessee; thence with the line of Ole Orchard North 82 degrees 32 minutes 27 seconds West for 778.70 feet to the common corner with the property belonging to William Thompson, ETUX as of record in Book 8635 Page 15 Register's Office of Davidson County Tennessee; thence with Thompson North 3 degrees 00 minutes 02 seconds West for 144.72 feet; thence continuing with

Thompson North 86 degrees 59 minutes 58 seconds East for 63.14 feet; thence continuing with Thompson North 3 degrees 00 minutes 02 seconds West for 164.80 feet; thence continuing with Thompson North 86 degrees 59 minutes 58 seconds East for 336.17 feet; thence continuing with Thompson North 39 degrees 30 minutes 13 seconds East for 44.02 feet to an iron rod at the Southwest corner of Lot 24 on the aforesaid plat of Cherry Grove Phase 1B; thence with lot 24 South 64 degrees 27 minutes 43 seconds East for 164.37 feet to an iron rod in the western right of way of Cherry Grove Lane; thence South 62 degrees 19 minutes 10 seconds East for 46.03 feet; to the Point of Beginning of Cherry Grove Phase 1C.

For informational purposes only: prior deed references subject property to contains 6.03 acres, more or less.

Being a portion of the property conveyed to William Thompson and wife Jean, an undivided one-half interest, By Warranty Deed from John G. Mitchell, Jr., Trustee dated March 23, 1972 recorded March 31, 1972, of record in Book 4588, Page 969 Register's Office for Davidson County, Tennessee.

Also being a portion of the property conveyed to William H. Thompson, Jr., and wife, Jean O. Thompson, By Quitclaim Deed from Jeanne B. Thompson, unmarried, dated January 15, 1992 recorded May 27, 1992, of record in Book 8635, Page 15 Register's Office for Davidson County, Tennessee.

And also being a portion of the property conveyed to William H. Thompson, Jr., By Quitclaim Deed from William H. Thompson, Jr. and wife, Beverly Jean Thompson, also known as Jean O. Thompson and David O. Huff, Trustee, dated May 29, 2003 recorded May 29, 2003, of record as Instrument No. 20030529-0072413 Register's Office for Davidson County, Tennessee.

And also being a portion of the property conveyed to William H. Thompson, Jr., By Deed of Correction from William H. Thompson, Jr. and wife, Beverly Jean Thompson, also known as Jean O. Thompson and David O. Huff, Trustee, dated June 07, 2004 recorded June 10, 2004, of record as Instrument No. 20040610-0068653 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Country Maid Farms, Inc., By Quitclaim Deed from William H. Thompson, Jr. dated June 07, 2004 recorded June 10, 2004, of record as Instrument No. 20040610-0068654 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 0 Whites Creek Pike, Whites Creek, TN 37189

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 our hands this 31st day of August, 2021.

Country Maid Farms, Inc.

BY:_____
David O. Huff

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public, in and for the aforesaid state and county, David O. Huff, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of Country Maid Farms, Inc., the bargainor, and that he, as such President, being authorized so to do, executed the foregoing document for the purposes therein contained by signing the name of the company by himself as such President.

WITNESS my hand and seal of office this the 31st day of August, 2021.

_____
NOTARY PUBLIC

J HILTON CONGER
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

MY COMMISSION EXPIRES: 11-30-21

Certificate of Authenticity

I, Tara Crook, 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 August 31, 2021.

Tara Crook
Affiant Signature

8-31-21
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 31st day of August, 2021.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-30-23
Date

Notary's Seal (if on paper)

