WARRANTY DEED

Karen Johnson Davidson County
Batch# 711018 DEEDWARR
09/07/2021 02:01:30 PM 4 pgs
Fees: $23.00 Taxes: $175.75
20210907-0119684

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-30-22
(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	~~Wilson Bank & Trust~~ Same	Parcel ID: 049 01 0B 001.00
(NAME)	(NAME)	
P. O. Box 282217		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37228		
(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, **Linda Gail Thompson Jarrett and David O. Huff, husband and wife and Stephen E. Huff and wife, Lisa Huff and 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat, Cherry Grove, Phase 1A, as shown by plat appearing of record in Instrument No. 20050815-0096231 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the a portion of the property conveyed to William Thompson and wife Jean, an undivided on-half interest, By 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 also being a portion of the property conveyed to William H. Thompson, Jr., etux, 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 conveyed to David O. Huff, Trustee, By Quitclaim Deed from William H. Thompson, Jr. and wife, Beverly Jean Thompson, also known as Jean O. Thompson dated May 29, 2003 recorded May 29, 2003, of record as Instrument No. 20030529-0072413 and Deed of Correction recorded June 10, 2004, of record in as Instrument No. 20030529-0068653 Register's Office for Davidson County, Tennessee.

And also being a portion of the 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.

And also being a portion of the property conveyed to L & C Development, Inc., a Tennessee Corporation, By Quitclaim Deed from Country Maid Farms, Inc., a Tennessee Corporation dated December 21, 2007 recorded December 28, 2007, of record as Instrument No. 20071228-0148372 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Stephen E. Huff and wife, Lisa Huff, a one-half (1/2) undivided interest, By Quitclaim Deed from L & C Development, Inc., dated July 30, 2015 recorded November 02, 2015, of record as Instrument No. 20151102-0111261 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Stephen E. Huff, and wife, Lisa Huff, Linda Gail Thompson Jarrett and David O. Huff, one-third interest, By Quitclaim Deed from L & C Development, Inc., of all its corporate property, L & C Development, Inc., dated December 27, 2018 recorded December 28, 2018, of record as Instrument No. 20181228-0125873 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 501 Cherry Grove Lane, 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

Linda Gail Thompson Jarrett

Linda Gail Thompson Jarrett

David O. Huff

Stephen E. Huff

Lisa Huff by Stephen E. Huff, Attorney-in-fact

Country Maid Farms, Inc.

BY: David O. Huff

STATE OF TENNESSEE

COUNTY OF Davidson

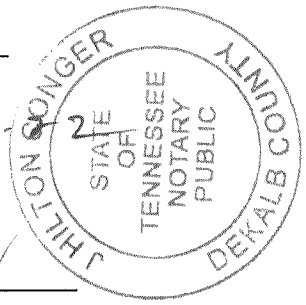
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Linda Gail Thompson Jarrett and David O. Huff, husband and wife and Stephen E. Huff**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2021.

Notary Public

My Commission Expires: 11-30-22

(SEAL)



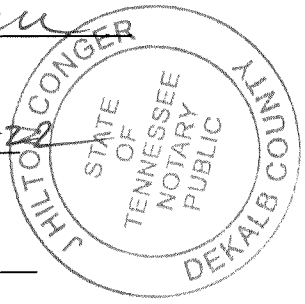
STATE OF TENNESSEE
COUNTY OF Davidson

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

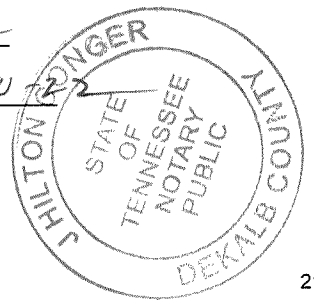
MY COMMISSION EXPIRES: 11-30-22



STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of August, 2021, before me personally appeared Stephen E. Huff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lisa Huff and acknowledged that he executed the same as the free act and deed of Lisa Huff. See Power of Attorney of record in Record Book __*__, page ___*____, Register's Office, DeKalb County, Tennessee.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-30-22



* 202109070119683

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)

