THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 21-3142
Parcel ID: 178-00-0-078

Property Address:
9244 Hester Beasley Road, Nashville, TN 37221

Karen Johnson Davidson County
Batch# 713172 DEEDWARR
09/13/2021 09:13:25 AM 3 pgs
Fees: $18.00 Taxes: $5,514.30

20210913-0121943

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New owner

Address of New Owner:
Britt + Wendy Hunt
9244 Hester Beasley Rd.
Nashville, TN 37221

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **BRENT THOMPSON, a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **BRITT P. HUNT and WENDY E. HUNT, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

TRACT I:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Campbell Surveying Co., Inc., David Bundren, Tennessee License No. 1517 dated June 26, 1991 as follows:

Beginning at a point in the southerly margin of Hester Beasley Road, said point being .07 miles east of Highway 100; thence with the margin of said road, South 53 deg. 31 min. 49 sec. East 50.00 feet to a point; thence leaving said road along a gravel driveway, the following calls: South 36 deg. 28 min. 11 sec. West 58.63 feet. South 78 deg. 10 min. 02 sec. West 93.61 feet, South 85 deg. 03 min. 43 sec. West 174.48 feet, South 70 deg. 33 min. 49 sec. West 28.76 feet, South 1 deg. 22 min. 10 sec. West 77.78 feet, South 1 deg. 28 min. 59 sec. West 116.67 feet, South 18 deg. 15 min. 36 sec. East 82.01 feet, South 9 deg. 04 min. 19 sec. East 96.62 feet, South 7 deg. 48 min. 45 sec. East 96.76 feet, South 1 deg. 17 min. 59 sec. West 71.87 feet, South 14 deg. 26 min. 08 sec. West 149.62 feet, South 10 deg. 48 min. 09 sec. West 91.20 feet, South 30 deg. 33 min, 59 sec. West 79.71 feet, South 28 deg. 30 min. 14 sec. West 43.67 feet, South 29 deg. 17 min. 10 sec. West 100.08 feet, South 20 deg. 53 min. 59 sec. West 221.31 feet, South 61 deg. 05 min. 25 sec. West 114.24 feet, South 48 deg. 45 min. 34 sec. West 37.57 feet, South 17 deg. 25 min. 53 sec. East 79.21 feet, South 18 deg. 22 min. 01 sec. East 177.91 feet, South 5 deg. 12 min. 07 sec. West 150.30 feet, South 9 deg. 36 min. 59 see. West 221.35 feet, South 2 deg. 14 min. 25 sec. West 78.62 feet, South 8 deg. 03 min. 35 sec. East 239.83 feet, South 9 deg. 33 min, 35 sec. East 67.99 feet; thence, leaving said gravel driveway, South 31 deg. 09 min. 44 sec. East 367.52 feet to a point; thence, South 17 deg. 38 min. 10 sec. West 540.82 feet to a point; thence North 37 deg. 45 min. 00 sec. West 599.00 feet to a point; thence North 42 deg. 00 min. 00 sec. East 234.00 feet to a point; thence, North 60 deg. 58 min. 00 sec. East 131.30 feet to a point; thence, North 30 deg. 11 min. 13 sec. East 77.35 feet to a point; thence along the gravel driveway, the following calls: North 15 deg. 33 min, 04 sec. West 112.70 feet, North 8 deg. 03 min. 35 sec. West 247.61 feet, North 2 deg. 14 min. 25 sec. East 86.35 feet, North 9 deg. 36 min. 59 sec. East 222.65 feet, North 5 deg. 12 min. 07 sec. East 137.94 feet, North 18 deg. 22 min. 01 sec. West 167.89 feet, North 17 deg. 25 min. 53 sec. West 112.21 feet, North 48 deg. 45 min. 34 sec. East 75.56 feet, North 61 deg. 05 min. 25 sec. East 101.35 feet, North 20 deg. 53 min. 59 sec. East 206.69 feet, North 29 deg. 17 min. 10 sec. East 103.40 feet, North 28 deg. 30 min, 14 sec. East 44.23 feet, North 30 deg. 33 min. 59 sec. East 71.89 feet, North

10 deg. 48 min. 09 sec. East 86.07 feet, North 14 deg. 26 min. 08 sec. East 145.45 feet, North 1 deg. 17 min. 59 sec. East 62.13 feet, North 7 deg. 48 min. 45 sec. West 92.23 feet, North 9 deg. 04 min. 19 sec. West 92.06 feet, North 18 deg. 15 min. 36 sec. West 86.69 feet, North 1 deg. 28 min. 59 sec. East 125.33 feet, North 1 deg. 22 min. 10 sec. East 122.22 feet, North 70 deg. 33 min. 49 sec. East 69.61 feet, North 85 deg. 03 min. 43 sec. East 177.83 feet, North 78 deg. 10 min. 02 sec. East 71.55 feet, North 36 deg. 28 min. 11 sec. East 39.59 feet to a point of beginning, containing 8.18 acres, more or less.

TRACT II:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of Hester Beasley Road east of Highway 100 and being more particularly described as follows:

Beginning at a point in the centerline of Hester Beasley Road approximately 2865 feet east of Highway 100, said point being the northeast corner of James C. Hamblen, et ux, of record in Book 4466, page 256, Register's Office for Davidson County, Tennessee.

Thence leaving said road with the common line between said Hamblen and Morrison, the following calls: South 09 deg. 57 min. 49 sec. East, 116.86 feet to a point; South 07 deg. 25 min. 01 sec. East, 205.13 feet to a point; South 02 deg. 24 min, 57 sec. East, 154.44 feet to a point; South 23 deg. 23 min. 06 sec. East, 142.05 feet to a point; South 02 deg. 00 min. 02 sec. West, 118.31 feet to a point; South 07 deg. 59 min. 56 sec. West, 200.00 feet to a point; South 27 deg. 00 min. 00 sec. West, 245.00 feet to a point; South 23 deg. 00 min 00 sec. West 155.00 feet to a point; South 33 deg. 18 min. West, 140.73 feet to the true point of beginning of herein described tract; thence, continuing with said common line, South 33 deg. 18 min. 00 sec. West, 13.76 feet to a point; thence, South 47 deg. 30 min. 00 sec. West, 97.73 feet to a point in the centerline of a road; thence, with said centerline North 16 deg. 10 min. 53 sec. East 42.12 feet to a point; thence, North 49 deg. 29 min. 13 Sec. East, 33.27 feet to a point; thence, North 70 deg. 02 min. 04 sec. East, 45.30 feet to the true point of beginning, containing 1585 square feet or 0.04 acres more or less.

Being the same property conveyed to BRENT THOMPSON, by Deed dated June 26, 2015 from JOAN LEE STURDIVANT, unmarried, recorded June 29, 2015, in Instrument Number 20150629-0062474, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 9244 Hester Beasley Road, Nashville, TN 37221.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2021 Davidson County property taxes are a lien not yet due and payable.

2. Easement and Maintenance Agreement as contained in Book 10200, page 782, Register's Office for Davidson County, Tennessee.

3. Subject to easement for Hester Beasley Road, which lies on and across the subject property.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

Tess Maria Thompson, wife of Brent Thompson joins in this conveyance for the purpose of relinquishing any right, title or interest she may have in said real estate by virtue of her marriage to Brent Thompson.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 31 day of August, 2021.

BRENT THOMPSON

TESS MARIA THOMPSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named BRENT THOMPSON and wife, TESS MARIA THOMPSON, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 31 day of August, 2021.

Notary Public

My Commission Expires:
11-13-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $1,490,350.00.

Affiant

SWORN TO and subscribed before me on this 31 day of August, 2021.

Notary Public

My Commission Expires:
11-13-24