This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

Karen Johnson Davidson County
Batch# 721225 DEEDWARR
09/22/2021 09:28:43 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20210922-0127143

WARRANTY DEED

FOR AND IN 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, **AARON ADAMS AND CAROLYN ADAMS, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLENN A. HARRIS AND JUDITH G. HARRIS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, described according to an unrecorded survey by Ray G. Cole, Registered Land Surveyor No. 924, P. O. Box 170, White House, TN 37188, dated October 18, 1994, as follows:

TRACT NO ONE: Beginning at a point on the easterly bank of the Cumberland River (Cheatham Lock & Dam Project, Deed Book 2275, page 597, R.O.D.C.T.), said point being at the 396.5 foot contour line, the most southwest corner of this tract, and being located along the bank of said River from a point, a corner to Forrest B. Pate, (Book 3346, page 525, R.O.D.C.T.) as follows: North 07 deg. 42 min. 29 sec. East 92.85 feet and North 02 deg. 18 min. 26 sec. West 91.79 feet to said BEGINNING POINT; thence with the 396.5 foot contour line, North 02 deg. 18 min. 26 sec. West 813.02 to a point on the bank of the River; thence leaving the River, North 85 deg. 22 min. 58 sec. East passing an iron pin (new) at 60.91 feet and passing the 50-foot access easement, and in all a total of 394.44 feet to a point on the center of a metal culvert and the edge of a pond, said point also being the most southeast corner of a 50-foot access easement; thence crossing the pond, South 42 deg. 32 min. 12 sec. East 347.51 feet to an iron pin (new) by a corner post, a corner to Steven B. Parker, Deed Book 7400, page 152, R.O.D.C.T.; thence with the line of said Parker and then Jackie Lee McCrary and Ronnie Eugene McCrary, South 07 deg. 29 min. 22 sec. East 104.82 feet to an iron pin (new), corner to said McCrary; thence North 82 deg. 36 min. 06 sec. East 116.70 feet to an iron pin (new) by a large corner post, corner of said McCrary; thence with said McCrary for a ways and thence Lloyd E. McCrary for a ways, and then Ronnie E. McCrary, South 06 deg. 21 min. 00 sec. East 643.98 feet to an iron pin (new) by a corner post, a corner of said Ronnie E. McCrary, and in the northerly line of said Forrest B. Pate; thence with said Pate, South 86 deg. 57 min. 10 sec. West 187.85 feet to a point; thence North 03 deg. 02 min. 50 sec. West 183.00 feet to a point; thence South 86 deg. 57 min. 10 sec. West 599.52 feet to the point of beginning, containing 13.22 acres, more or less.

TRACT NO. TWO: Beginning at a point on the easterly bank of the Cumberland River, (Cheatham Lock & Dam Project, Deed Book 2275, page 597, R.O.D.C.T., said point being the 396.5 foot contour line, the most southwest corner of this tract, and a corner to Forrest B. Pate; thence with said River, North 07 deg. 42' 29" East 92.85 feet to a point on the bank of the River; thence North 02 deg. 18' 26" West 91.79 feet to a point on the bank of said River; thence leaving the River South 86 deg. 57' 10" West 599.52 feet to a point; thence South 03 deg. 02' 50" East 183.00 feet to a point in the line of said Forrest B. Pate; thence with said line South 86 deg. 57' 10" West 618.03 feet to the point of beginning, containing 2.54 acres, more or less.

Being the same property conveyed to Aaron Adams and wife, Carolyn Adams, by Quitclaim Deed of record in Instrument #20060222-0020780, Register's Office, Davidson County, Tennessee, and by Deed of Correction in Instrument #20000306-022626

INCLUDED IN THE DESCRIPTION OF TRACT NO. ONE BUT EXCLUDED
THEREFROM is a portion of Tract No. One conveyed by Quitclaim Deed to Phillip Dale Mahoney of record in Instrument #20030321-0037858, Register's Office for Davidson County, Tennessee, described as follows:
Land in the 9th Councilmanic District of Nashville, Davidson County, Tennessee, described according to an unrecorded survey by John Kohl & Company, 400 Seventh Avenue South, Nashville, TN 37203, Patrick Coode Surveyor License # 855, and more particularly described as follows: Commencing on a concrete monument at the southwesterly turnout of Hidden Acres Drive; thence South 8 deg. 59' 10" East 299.86 feet; thence South 02 deg.

17' 12" East 124.75 feet to the center of the east end of a culvert and the POINT OF BEGINNING; thence South 42 deg. 31' 24" East 347.41 feet; thence South 07 deg. 34' 06" East 104.75 feet; thence North 82 deg. 36' 06" East 116.70 feet; thence South 06 deg. 20' 52" East 460.67 feet; thence South 86 deg. 57' 10" West 377.46 feet; thence North 02 deg. 40' 06" West 823.66 feet to the point of beginning and containing 5.0 acres, more or less. (Parcel #06200259.00 on the records of the Assessor and Trustee of Davidson County, Tennessee.)

Subject to and/or Surveyed:

INCLUDED IN THE DESCRIPTION OF TRACT NO. ONE AND TRACT NO. TWO BUT EXCLUDED THEREFROM is a portion of Tract No. One and Tract No. Two, conveyed by Quitclaim Deed to Phillip Dale Mahoney of record in Instrument #20210720-0096932, Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a point being the southeast corner of a tract of land conveyed to Phillip Dale Mahoney by deed of record as Document #2003-0321-0037858, Register's Office for Davidson County, Tennessee, known as Parcel #062000259.00 on the records of the Assessor and Trustee of Davidson County, Tennessee; thence along the southerly margin of the aforesaid Mahoney tract, South 86 deg. 57' 10" West 377.46 feet to a point in the southwest corner of the aforesaid Mahoney tract; thence leaving the Mahoney tract; South 02 deg. 40' 06" West 183 feet to a point in the northerly margin of a tract of land conveyed to Forrest B. Pate by deed of record in Book 3346, page 525, Register's Office for Davidson County, Tennessee, known as Parcel #063000019.00 on the records of the Assessor and Trustee of Davidson County, Tennessee; thence along the Northerly margin of the Pate tract, North 86 deg. 57'10" East 377.46 feet to a point in the westerly margin of a tract of land conveyed to Ronnie E. McCrary by deed of record in Book 5936, page 167, Register's Office for Davidson County, Tennessee, known as Parcel #062000129.00; thence along the westerly margin of McCrary, North 06 deg. 20' 52" West 183 feet to the point of beginning.

Grantors further convey unto Grantees, their successors, heirs and assigns, all of their right, title and interest in and to the following two Easements:
Easement No. One to Tract No. One:
A certain Mutual Permanent Easement for Ingress and Egress, and Private and/or Public Water Line, Electric, Gas, and Private Service Line Easement for Sewer, being fifty (50) feet in width, and being more particularly described in Book 9501, page 940, Register's Office for Davidson County, Tennessee.
Easement No. Two to Tract No. One:
A certain Easement for Ingress and Egress over a portion of that certain property owned by William Joseph Jackson and wife, Joanne Jackson, in Book 9377, page 837, Register's Office for Davidson County, Tennessee, being more particularly described in Book 9885, page 626, Register's Office for Davidson County, Tennessee.

The aforesaid Easement No. One is subject to an Easement for Encroachment of Fence of record in Book 10856, page 885, Register's Office for Davidson County, Tennessee.

The aforesaid Easement No. One and Easement No. Two is subject to a Mutual Permanent Easement for Ingress and Egress and Private and/or Public Water Line, Electric, Gas, and Private Service Line Easement for Sewer conveyed to Phillip Dale Mahoney contained in Instrument #20030321-0046350 and Instrument #20030408-0046351, Register's Office for Davidson County, Tennessee.

The aforesaid Tract No. One is subject to a Mutual Permanent Easement for Ingress and Egress and Private and/or Public Water Line, Electric, Gas, and Private Service Line Easement for Sewer conveyed to Phillip Dale Mahoney contained in Instrument #20030321-0037859, Register's Office for Davidson County, Tennessee.

This is improved property, known as 570 HIDDEN ACRES DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17TH day of SEPTEMBER 2021.

Aaron Adams
AARON ADAMS

Carolyn Adams
CAROLYN ADAMS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **AARON ADAMS AND CAROLYN ADAMS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TN, on this the 17TH day of SEPTEMBER 2021.

Sondra Brown
NOTARY PUBLIC
My commission expires: 4/23/24

Sondra Brown State of Tennessee Notary Public Davidson County

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$950,000.00.**

Glenn A. Harris
Affiant

Subscribed and sworn to before me, this the 17TH day of SEPTEMBER 2021.

Sondra Brown
NOTARY PUBLIC
My commission expires: 4/23/24

Sondra Brown State of Tennessee Notary Public Davidson County

Address New Owner(s) as follows:
GLENN A. HARRIS
JUDITH G. HARRIS
570 HIDDEN ACRES DRIVE
MADISON, TN 37115

Send Tax Bills To:
Same as above
Map and Parcel Number(s): 62/68.00 P/O 62/69.00