NEW OWNER:
KILEY B. HAWKINS
5344 JOHN HAGAR ROAD
MOUNT JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1523

Map & Parcel
098000049.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 724821 DEEDWARR
09/27/2021 02:29:44 PM 4 pgs
Fees: $23.00 Taxes: $425.50
20210927-0129618

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifteen Thousand and 00/100 Dollars ($115,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PAUL R. ODUM and wife, JOANN ODUM,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **KILEY B. HAWKINS and wife, JENNY D. HAWKINS,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

TRACT I

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Tract No. 8, containing 3.16 acres, more or less, beginning at a point in the northerly margin of John Hagar Road and thence north 1 degree 29 minutes east 100 feet to a point; thence north 0 degree 30 minutes east 297.3 feet to a point; thence South 89 degree 47 minutes east 208.1 feet to a point; thence north 20 degrees 27 minutes west 240.9 feet to a point; thence south 87 degrees 53 minutes west 162.2 feet to a point; thence south 0 degree 04 minutes west 560.50 feet to point in the northern margin of John Hagar Road; thence with said margin of said road south 78 degrees 44 minutes west 299.6 feet to the beginning.

TRACT II

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Tract No. 9, containing 3.5 acres, more or less, beginning at a point in the northerly margin of John Hagar Road and thence north 0 degree 04 minutes east 560.5 feet to a point in the fence line; thence south 89 degrees 02 minutes east 315 feet to a point; thence south 1 degree west 506.0 feet to a point in the northern margin of John Hagar Road, thence with said margin of said road south 79 degrees 59 minutes west

68.88 feet to a point in said margin of said road; thence with said margin of said road south 78 degrees 44 minutes west 245.12 feet to the beginning.

TRACT III

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Tract No. 10, containing 3.4 acres, more or less, beginning at a point in the northerly margin of John Hagar Road and thence north 1 degree east 506.0 feet to a point; thence north 89 degrees 19 minutes east 270 feet to a point; thence south 2 degrees 24 minutes east 242.3 feet to a point; thence north 59 degrees 40 minutes east 499.3 feet to a point in the northerly margin of John Hagar Road; thence with said margin of said road south 44 degrees 49 minutes west 257.2 feet; thence still with said margin of said road south 48 degrees 44 minutes west 95.4 feet to a point; thence still with said margin of said road south 68 degrees 59 minutes west 111.74 feet to a point; thence still with said margin of said road south 79 degrees 54 minutes west 165.3 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED therefrom, is that certain 0.178 acre parcel conveyed to Joyce Hamblen, as Trustee for the benefit of Joyce Hamblen, Sonja Hamblen Steward and Melanie Hamblen Brewer, dated May 16, 2012, in Instrument No. 20120521-0043702, in the Register's Office for Davidson County, Tennessee.

ALSO INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PROPERTY conveyed to Kiley Hawkins and Jenny Hawkins, husband and wife, by Warranty Deed from Paul R. Odum and wife, Joann Odum, dated August 20, 2018, of record in Instrument No. 20180824-0084126, in the Register's Office for DAVIDSON County, Tennessee, and more particularly described as follows:

Beginning at an iron rod (set) in the northerly margin of John Hagar Road, said rod being the southeast corner of tract #1 and the southwest corner of this hereon described as tract #2; thence, with a new common line of said tract North 03 degrees 41'20" East 528.58' to an iron rod (set) in the southerly line of the property conveyed to Jerry R. & Lianne C. McConnell as evidenced DB #20031104-0161243 RODC, TN; thence with McConnell's south line and running generally with an existing fence South 88 degrees 01'02": East 353.19' to an iron pipe (found) in the westerly line of the Joyce Hamblen (trustee) property; thence, with lines common to Hamblen property for the next 3 calls South 07 degrees 24' 34" West 239.80' to an iron pipe (found) near a fence corner; thence, North 67 degrees 32' 34" East 311.78 to an iron rod (set) in an existing fence line; thence leaving said fence line South 21 degrees 36' 03" East 75.37' to an iron rod (found) in the northerly margin of said John Hagar Road; thence, with the northerly margin of said road for the next 4 calls South 47 degrees 52' 09" West 316.76' to an iron rod (set); thence, with a curve to the right having a delta of 38 degrees 47' 59", a radius of 375.00', a tangent of 132.06', an arc length of 253.94' and a chord bearing and distance of South 67 degrees 16' 09" West 249.12' to an iron rod (set); thence, South 86 degrees 40' 08" West 174.77' to an iron rod (set); thence, South 83 degrees 42' 17" West 32.73' to the POINT OF BEGINNING, containing 222,174 square feet or 5.100 acres, more or less.

Being a part of the same property conveyed to PAUL R. ODUM and wife, JOANN ODUM, by Warranty Deed from Charles H. Cook and wife, Sharon A. Cook, dated February 19, 2015, and of record in Instrument No. 20150227-0017216, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY more commonly known as **0 JOHN HAGAR ROAD, MOUNT JULIET, TN 37122**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 23rd day of September, 2021.

PAUL R. ODUM

JOANN ODUM

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PAUL R. ODUM and JOANN ODUM**, 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.

WITNESS my hand and official seal at office this 23rd day of September, 2021.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$115,000.00**.

AFFIANT

Sworn to and subscribed to before me this 23rd day of September, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022