WARRANTY DEED

BLAKE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $666,500.00.

Jesse Oliver Adcox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.11.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mallory Donald Davis Jr.	New Owner	00400007500
(NAME)	(NAME)	
8565 Whites Creek Pike	5613 Regency Oaks Dr.N	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Mobile AL 36609	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jesse Oliver Adcox and Brenda Adcox, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mallory Donald Davis Jr. and Laura Elizabeth Davis, husband and wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following paragraph describes a tract of land in the 1st Councilmanic District of Davidson County, Tennessee, said tract being that property which was conveyed to Jesse Oliver Adcox; et ux, by Buford R. Adcox, et ux, in a deed of record which is recorded in Deed Book 7106, Page 417, Register's Office for Davidson County, Tennessee, (RODCT), and that property which was conveyed to Jesse O. Adcox, by Fannie Mae, a/k/a Federal national Mortgage Association, in a deed of record in Instrument No. 20110304-0017354, RODCT.

Beginning at an iron pin (new), in the westerly margin of Whites Creek Pike, the southeast corner of Lot 1, of the Jimmy W. Hayes Property, being a plat of record in Book 8250, Page 613, RODCT, the northeast corner of this property, and continuing with the westerly margin of Whites Creek Pike, as follows: with a curve to the right, having a radius of 1520.63 feet, an arc distance of 187.89 feet, and a chord bearing and distance of S 26°51'36" E, 187.77 feet to an iron pin (new); thence, S 23°18'12" E, 62.26 feet to an iron pin (new), in the westerly margin of Whites Creek Pike, the northeast corner of a tract of land which belongs to Jesse O. Adcox, having a deed reference in Instrument No. 20110304-0017354 RODCT: thence with the boundary of said tract of land which belongs to Jesse O. Adcox, as follows: N 83°58'14" W, 374.39 feet to an iron pin (new); thence, S 09°59'15" E, 237.29 feet to an iron pin (new), the southwest corner of said tract of land which belongs to Jesse O. Adcox, in the northerly boundary of a tract of land which belongs to Eddie L. Waynick, Jr., having a deed reference in Instrument No. 20041021-0126747, RODCT; thence, N 84°32'24" W, 604.52 feet to an iron rod (old), the northwest corner of said tract of land which belongs to Eddie L. Waynick, in the easterly boundary of a tract of land which belongs to Charles T. Johnson, having a deed reference in Deed Book 6012, Page 7, RODCT; thence, N 05°39'55" E, 234.09 feet to an iron pin (old), a corner of said tract of land which belongs to Charles T. Johnson; thence, N 06°11'29" E, passing a common corner of said tract of land which belongs to Charles T. Johnson, and a tract of land which belongs to Bradley B. Duckett, having a deed reference in instrument No. 20050913-0110011

Karen Johnson Davidson County
Batch# 728210 DEEDWARR
10/01/2021 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,466.05
20211001-0131984

202110010131984

RODCT, and continuing on passing a common corner of said tract of land which belongs to Bradley B. Duckett, and a tract of land which belongs to Douglas W. Langston, having a deed reference in Deed Book 9689, Page 200, RODCT, and continuing on in all, 542.58 feet to an iron pin (old), in the easterly boundary of said tract of land which belongs to Douglas W. Langston, a common corner of Lots 3 and 2, of the Jimmy W. Hayes Property; thence with the boundary of Lot 2, as follows: S 38°07'01" E, 178.75 feet to a rail road spike (new); thence, S 31°58'53" E, 169.40 feet to an iron pin (old), a common corner of Lots 2 and 1; thence with the boundary of said Lot 1, as follows: S 59°28'46" E, 358.90 feet to an iron pin (old); thence, N 76°31'07" E, 239.19 feet, to the point of beginning, containing 8.03 Acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated 30, August 2011.

Being the same property conveyed to Jesse Oliver Adcox and wife, Brenda Adcox by Quitclaim Deed from Jesse Oliver Adcox and wife, Brenda Adcox, dated 10/20/2011 and recorded 10/24/2011, of record in Instrument 201110240082338, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8565 Whites Creek Pike, Joelton, TN 37080

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 22nd day of September, 2021.

Jesse Oliver Adcox

Jesse Oliver Adcox

Brenda Adcox

Brenda Adcox

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 Jesse Oliver Adcox and Brenda Adcox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of September, 2021.

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public:
My Commission Expires: 7-11-22

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

File No.: 1364561
Warranty Deed TN

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 9/22/2021 (date of document).

Affiant Signature

9/29/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 29 day of Sept., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County

202110010131984