Karen Johnson Davidson County
Batch# 760083 DEEDWARR
11/23/2021 01:36:30 PM 8 pgs
Fees: $43.00 Taxes: $2,164.50
20211123-0155549

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-14066-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $585,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2021.

Notary Public
My Commission Expires: 6/25/25

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Eric Paslay and Natalie Paslay<br>1407 Holly Street<br>Nashville, TN 37206 | First National Bank of Middle Tennessee<br>200 East Main St.<br>McMinnville, TN 37701 | 017 00 0 127.00 |

## WARRANTY DEED

**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 consideration, the receipt of which is hereby acknowledged, we, **Brian Cook, Vicki Cook Harper, Barry D. Cook, Amanda H. Cook, and Richard M. Cook**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eric Paslay and Natalie Paslay, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land situated in the Second (2nd) Civil District, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin in the northerly right of way of Brick Church Pike, said point being the southwest corner of Preston and Waggoner and Nellie Lockhart, as of record in Instrument Number 20130905-0093664, Register's Office for Davidson County, Tennessee, said point being the southeasterly corner of the herein described tract;

Thence with the northerly right of way of Brick Church Pike the following calls: South 54°59'14" West 7.69 feet to a point;

Thence with a curve to the right, said curve having a radius of 960.00 feet, an arc length of 249.91 feet and a chord bearing and distance of South 62°26'42" West 249.21 feet to a point;

Thence with a curve to the left, said curve having a radius of 458.47 feet, an arc length of 218.26 feet and a chord bearing and distance of South 56°15'52" West 216.21 feet to a point;

Thence South 42°37'32" West 207.05 feet to a point;

Thence with a curve to the right, said curve having a radius of 368.49 feet, an arc length of 162.08 feet and a chord bearing and distance of South 60°45'43" West 160.78 feet to an iron pin, said point being the southeasterly corner of Phillip C. and Tracie E. Cook, as of record in Deed Book 10925, Page 653, R.O.D.C., TN;

Thence leaving said right of way and with Cook's easterly and northerly lines North 25°25'25" West 429.28 feet to an iron pin;

Thence South 62°09'30" West 99.81 feet to an iron pin at Harry H. Meek, Jr.'s northeasterly corner, as of record in Instrument No. 20181024-0105261, R.O.D.C., TN;

Thence with Meek, Jr.'s northerly line South 62°01'58" West 301.44 feet to an iron pin in the easterly line of Kevin M. and Cassandra J. Kenerson, as of record in Instrument No. 20210331-0042272, R.O.D.C., TN;

Thence with Kenerson's easterly line North 11°47'12" West 389.73 feet to an iron pin in the southerly line of Donnie and Barbara Scott, as of record in Instrument No. 20200605-0057924, R.O.D.C., TN;

Thence with Scott's southerly line North 31°16'16" East 396.02 feet to an iron pin;

Thence North 76°37'46" East 918.46 feet to an iron pin in the westerly line of Preston and Waggoner and Nellie Lockhart, as of record in Instrument No. 20130905-0093664, R.O.D.C., TN, said point being the northeasterly corner of the herein described tract;

Thence with Lockhart's westerly line South 17°21'41" East 693.05 feet to the point of beginning and containing 20.51 acres, more or less. The boundary line survey for said description was completed on September 10, 2021 and has been attached hereto as Exhibit "A".

Being the same property conveyed to Brian Cook and his siblings Vicki Cook Harper, Richard M. Cook, Barry D. Cook and Amanda (Mandy) H. Cook, as beneficiaries of The Estate of Marion Bryant Cook, by Executor's Deed from Brian D. Cook, Executor of the Will of Marion Bryant Cook, deceased, of record in Instrument No. 20201218-0150527, in the Register's Office of Davidson County, Tennessee, dated December 10, 2020 and recorded on December 18, 2020.

Being the same property conveyed to Marion B. Cook, et ux, Stella B. Cook, by Warranty Deed from Calvin K. Phifer and wife Earle Phifer, of record in Book 4523, Page 59, in the Register's Office of Davidson County, Tennessee, dated July 23, 1971 and recorded on July 26, 1971.

Stella B. Cook is now deceased on July 18, 2017, as shown in the Probate Court for Davidson County, Tennessee. Marion B. Cook is now deceased on October 08, 2018, as shown in the Probate Court for Davidson County, Tennessee, in Instrument No. 20200417-0040246, Docket No. 19P776.

This is ☒ improved or ☐ unimproved property located at: **5180 Brick Church Pike, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantees paying their prorated share thereof to the Grantors who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 15th day of November, 2021.

GRANTOR:

Brian Cook

Vicki Cook Harper

Barry D. Cook

Amanda H. Cook

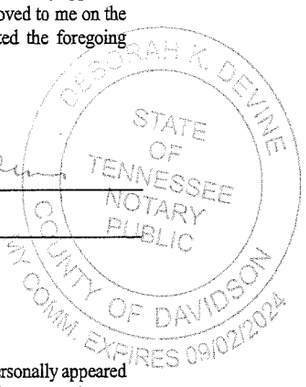
Richard M. Cook

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Cook the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of November, 2021.

Notary Public
My Commission expires: _____

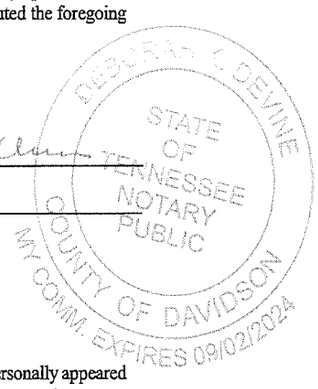



STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Vicki Cook Harper the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of November, 2021.

Notary Public
My Commission expires: _____




STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barry D. Cook the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of November, 2021.

Notary Public
My Commission expires: _____

Barry D. Cook

Amanda H. Cook

Richard M. Cook

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Franklin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Cook the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of November, 2021.

NOTARIAL SEAL STATE OF OHIO

CARLA STEWART
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Sept. 27, 2026

Carla Stewart
Notary Public
My Commission expires: 9/27/26

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Vicki Cook Harper the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of November, 2021.

Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barry D. Cook the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of November, 2021.

Notary Public
My Commission expires: _____

Barry D. Cook

Amanda H. Cook

Richard M. Cook

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Cook the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of November, 2021.

Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Vicki Cook Harper the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of November, 2021.

Notary Public
My Commission expires: _____

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Osceola

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barry D. Cook the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained. He appeared by means of physical presence. ID provided - DL and Passport.

WITNESS my hand and seal at office this 15th day of November, 2021.

Marlita Fullerton
Comm.#HH068148
Expires: Dec. 1, 2024
Bonded Thru Aaron Notary

Notary Public Marlita Fullerton
My Commission expires: 12/01/2024



202111230155549

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amanda H. Cook the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of November, 2021.

_____
Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard M. Cook the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of November, 2021.

_____
Notary Public
My Commission expires: _____

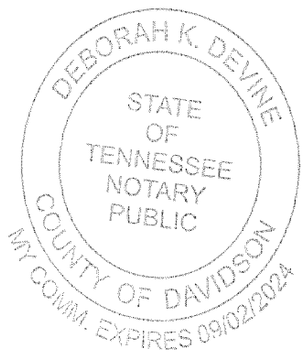


Exhibit "A"

**NOTES:**

1.) THE HORIZONTAL LOCATION AND TOPOGRAPHIC DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED TRIMBLE R8 GNSS GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS. HORIZONTAL = NAD83, VERTICAL = NAVD 88. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM.

2.) THE WITHIN DESCRIBED TRACT LIES WITHIN AN AREA DESIGNATED AS ZONE "X" (SHADED) AS EVIDENCED ON FEMA MAP NUMBER 47037C0391H ON THE FLOOD INSURANCE RATE MAPS FOR DAVIDSON COUNTY, TENNESSEE DATED REVISED APRIL 5, 2017.

3.) OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS.

4.) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONTROLLED WITH THE APPROPRIATE UTILITY COMPANY.

5.) IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. THE TENNESSEE ONE CALL TELEPHONE NUMBER IS 1-800-351-1111. UTILITIES WERE NOT CHECKED DURING THE COURSE OF THIS SURVEY.

6.) THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF CURRENT EVIDENCE OF TITLE FOR THE SUBJECT TRACT OR ADJOINERS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

7.) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THOSE PARTIES IDENTIFIED IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.

8.) THE SUBJECT TRACT IS SHOWN ON DAVIDSON COUNTY TAX MAP 17 AS PARCEL 127.

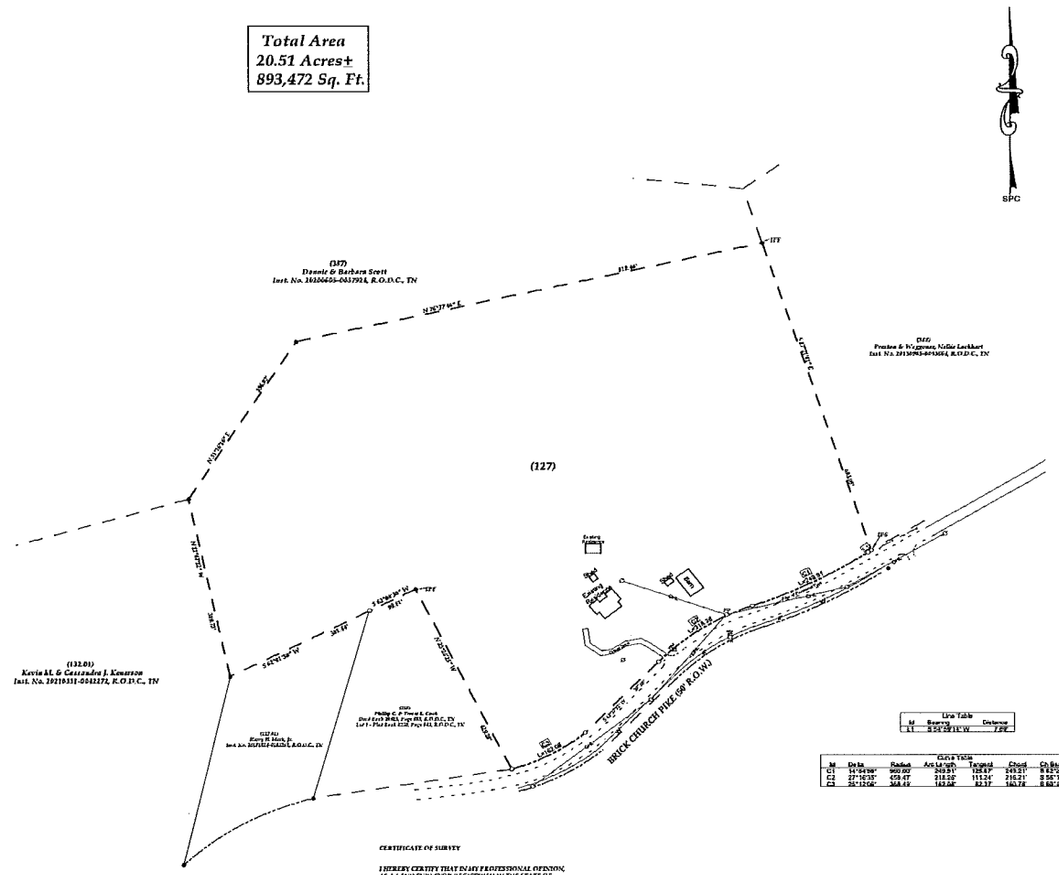
9.) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH/ REPORT MAY DISCLOSE. THEREFORE, THIS SURVEY IS SUBJECT TO ALL MATTERS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.

10.) ALL LOT CORNERS ARE MARKED AS SHOWN ON THIS SURVEY.

11.) PARCEL NUMBERS SHOWN THUS (134.00) PERTAIN TO DAVIDSON COUNTY PROPERTY MAP # 17.

12.) THE SURVEYED PREMISES IS SUBJECT TO ALL MATTERS AS SET FORTH IN THE DEED TO THE SURVEYED PREMISES AS OF RECORD IN DEED INSTRUMENT NO. 20200417-0048246, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**Total Area**
**20.51 Acres±**
**893,472 Sq. Ft.**




Line Table

| Id | Bearing | Distance |
|---|---|---|
| L1 | S 54°48'38" W | 7.24' |

Curve Table

| Id | Delta | Radius | Arc Length | Tangent | Chord | Ch Bear |
|---|---|---|---|---|---|---|
| C1 | 54°48'38" | 900.00' | 860.51' | 464.61' | 828.31' | S 62°24'42" W |
| C2 | 27°16'35" | 458.47' | 218.50' | 111.24' | 216.21' | S 56°15'52" W |
| C3 | 54°12'04" | 348.49' | 183.68' | 99.37' | 176.78' | S 60°35'45" W |

SPC




Vicinity Map
NTS

*Legend*
*IRF = Iron Pin Found*
*IPS = Iron Pin Set*
*Mon(F) = Monument Found*
*OHL = Overhead Line*
*PP = Power Pole*
*MH = Manhole*
*MBSL = Minimum Building Setback Line*
*FH = Fire Hydrant*
*WV = Water Valve*
*WM = Water Meter*

**CERTIFICATE OF SURVEY**

I HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TENNESSEE, THE WITHIN SURVEY REPRESENTS A CATEGORY I SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH T.C.A. SECTION 62-18-1 AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1:10,000. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON SEPTEMBER 10, 2021.

J. C. McALLER, JR.
REGISTERED LS
SEPTEMBER 10, 2021

Graphic Scale
1" = 100'

100 0 100 200 300 400

*Prepared For: Brian & Richard Cook*


H & H LAND SURVEYING, INC.
612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
Phone: (615) 831-0756 / E-Mail: handhland@bellsouth.net


# *Boundary Survey*

*5180 Brick Church Pike*
*Goodlettsville, Davidson County, Tennessee*
*Property Map 17, Parcel 127*

*Scale: 1" = 100'*
*September 10, 201*
*Job No. 2021-0256*


20211123015554 9

Certificate of Authenticity

I, Lauren Weber, do hereby make oath that I am 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 November 15, 2021.

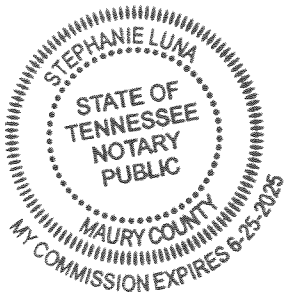
Lauren Weber
Affiant Signature

November 15, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of November, 2021.

Notary's Signature
My Commission Expires: 6/25/25




Notary's Seal