Karen Johnson Davidson County
Batch# 761407 DEEDWARR
11/29/2021 09:04:30 AM 5 pgs
Fees: $28.00 Taxes: $3,263.40
20211129-0156765

PREPARED BY:
Jeremy B. Bell
Attorney at Law
Copeland & Bell, PLC
P. O. Box 176
Tullahoma, TN 37388

OWNER and REAL PROPERTY TAX RESPONSIBILITY:
UMIYA ONE INC
a Tennessee corporation
100 Georgia Ave North
Parsons TN 38363

Tax Information: Map 175-00-0-014.00
Map 175-00-0-015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, I, RICKEY W. MESSICK, SR., (hereinafter referred to as "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey to UMIYA ONE INC, a Tennessee corporation (hereinafter referred to as "Grantee"), its successors and assigns, a certain tract or parcel of land in the Second (2nd) Civil District of Davidson County, Tennessee, bounded and described as follows:

PARCEL 1: MAP 075-00-0-014.00

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

Tract 2: Beginning at a stone in the Mitchell and Hartman's line, being the N.E. Corner of the lot herein conveyed, and running thence with C. W. Mitchell's line South 258 feet; thence West with J. P. Hartman's line 188 feet to a stone; thence North with Hartman's line 282 feet to a stone; thence East with C. K. Austen's line 188 feet to the beginning. Also conveyed is a permanent right of way leading from the above-described property to the Old Hickory Boulevard; said right of way being over other property of the undersigned and being 20 feet wide and being located on the extreme East portion of property of undersigned and adjacent to the Mitchell property which bounds the undersigned on the East.

INCLUDED in the above description, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is a certain tract of land previously conveyed to the State of Tennessee in 1967, as appears of record in Deed Book 4092, page 522, Register's Office of Davidson County, Tennessee, said conveyance to the State

of Tennessee being .26 acre, more or less, being the Eastern portion of the above-described land.

Being the same property conveyed to Woodward Messick by Warranty Deed dated February 8, 1985 from Lula Newman, a widow of record in Book 6490, Page 131, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Rickey W. Messick, Sr., by Executor's Quitclaim Deed dated December 4, 2014 from Rickey W. Messick, Sr., in his capacity as Executor of the Estate of Helen E. Messick, Davidson County Probate Case No. 14P1845, of record in Instrument 20150115-0004129, Register's Office for Davidson County, Tennessee.

PARCEL 2: MAP 175-00-0-015.00

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

Tract 3: Land in the 2nd Civil District of Davidson County, Tennessee, being a part of the J. P. Hartman Lands, as shown on the survey by George W. Watkins, dated September 21, 1950, as follows:

Beginning at an iron pipe, which lies North 4° 30' East 193 feet from a point in the centerline of Old Hickory Boulevard; and in the West line of the Gillespie Lands, the Southwest corner of the C. W. Mitchell Lands, and also being a corner of a tract of 62.4 acres more or less shown on said survey; thence with the line of said 62.4 acre tract, as follows: North 77° 30' West 159 feet to an iron pipe; thence North 2° West 74.5 feet to a steel axel; being near a well; thence North 66° 15' West 39 feet to an iron pipe; thence due West 101.3 feet to an iron pipe; thence North 0° 45' West 658 feet to a point in an old fence line, the Northeast corner of said 62.4 acre tract, in the South line of the Lands of C. K. Austin; thence with Austin's line, South 86° 45' East 167 feet to a point; thence Southerly to a point at the Southwest corner of a small tract conveyed to George Newman, by deed in Book 1580, page 35; thence with Newman's line, Easterly to a point in the West line of the C. W. Mitchell Lands, aforesaid; thence with his line, Southerly to the point of beginning.

Being the same property conveyed to Woodard B. Messick and wife, Helen E. Messick by Warranty Deed dated July 9,1970 from Selmer Barlund and wife, Flossie Barlund of record in Book 4430, Page 929, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Rickey W. Messick, Sr., by Executor's Quitclaim Deed dated December 4, 2014 from Rickey W. Messick, Sr., in his capacity as Executor of the Estate of Helen E. Messick, Davidson County Probate Case No. 14P1845, of record in Instrument 20150115-0004129, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Individual Conveyance of Easement of record in Instrument 20090520-0046378, said Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's heirs or assigns, forever.

AND Grantor does covenant with the said Grantee, that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND Grantor does further covenant and bind Grantor's successors and assigns, to warrant and forever defend the title of said land to Grantee, Grantee's heirs or assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of November, 2021.

Rickey W Messick Sr
RICKEY W. MESSICK, SR.

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally, appeared before me, a notary public in and for the said county and state, the within named RICKEY W. MESSICK, SR., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 15th day of November, 2021.

Susan Morelli
NOTARY PUBLIC
Commission Expires: 08-17-2025

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

* * * *

I, or we, hereby swear or affirm that the actual consideration for their transfer or value of the property transferred, whichever is greater is $882,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

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

NOTARY PUBLIC
My commission expires: 3-13-2024

JEREMY B. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

TRUE COPY CERTIFICATION

I, THOMAS H. COPELAND, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/15/21.

Thomas H Copeland
AFFIANT SIGNATURE

Date: 11/15/21

STATE OF TENNESSEE
COUNTY OF COFFEE

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

Ashley Gadeken
Notary's Signature

MY COMMISSIONS EXPIRES: 3/20/22

Notary's Seal:

