Karen Johnson Davidson County
Batch# 783666 DEEDWARRSP
01/04/2022 10:40:30 AM 5 pgs
Fees: $28.00 Taxes: $1,757.50
20220104-0001090

SPECIAL WARRANTY DEED

FROM: Cheryl Harris, Trustee
For The 8 Ten Farm Trust
Grantor

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

TO: John K. Bernard and
Elizabeth Y. Bernard
Grantees

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Number
622 Dry Creek Road Goodlettsville, TN 37072	New Owners 622 Dry Creek Road Nashville, TN 37072	Part of Map 24, Parcel 86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Seventy Five Thousand and no/100 Dollars ($475,000.00).

John K Bernard
Affiant

SUBSCRIBED AND SWORN TO before me, this the 28 day of December, 2021.

Dana G. Dennis
Notary Public

My Commission Expires: March 7, 2023

DANA G. DENNIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 7, 2023

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Cheryl Harris, Trustee for The 8 Ten Farm Trust, ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto John K. Bernard and wife, Elizabeth Y. Bernard, ("**Grantees**"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 622 Dry Creek Road, Goodlettsville, TN 37072.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

Witness my hand this 28th day of December, 2021.

Cheryl Harris, Trustee

CHERYL HARRIS, TRUSTEE FOR THE 8 TEN FARM TRUST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dana G. Dennis, a Notary Public of said County and State, personally appeared Cheryl Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee for The 8 Ten Farm Trust, and that as such Trustee executed the foregoing instrument for the purposes therein contained, by signing her name in her capacity as Trustee for The 8 Ten farm Trust.

Witness my hand and seal, at Office in Nashville, TN, this 28th day of December, 2021.

Dana G. Dennis

Notary Public

My Commission Expires: March 7, 2023

DANA G. DENNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 7, 2023

EXHIBIT A

Property Description

The following land located in Davidson County, Tennessee and more particularly described as follows: Beginning at an iron pin (old), in the westerly margin of Dry Creek Road, the southeast corner of a tract of land which belongs to Barbara Sue Allen, having a deed reference in Deed Book 9378, Page 982, RODCT, the northeast corner of this tract and continuing with the westerly margin of Dry Creek Road, as follows:
with a curve to the left, having a radius of 366.50 feet, an arc distance of 68.03 feet, and a chord bearing and distance of S 04°52'14" E, 67.93 feet to an iron pin (old);
thence, S 10°11'17" E, 28.92 feet to an iron pin (old), in the westerly margin of Dry Creek Road;
thence with a new line, as follows:
S 71°48'11" W, 162.93 feet to an iron pin (new);
thence, S 58°26'57" W, 380.96 feet to an iron pin (new0;
thence, S 12°43'53" E, 106.22 feet to an iron pin (new);
thence, N 85°22'49" E, 220.44 feet to an iron pin (new);
thence, S 59°57'51" E, 87.58 feet to an iron pin (new);
thence, S 50°31'37" E, 270.52 feet to an iron pin (new);
thence, S 19°26'53" W, 165.63 feet to an iron pin (new);
thence, S 53°06'11" W, 115.14 feet to an iron pin (new);
thence, N 65°09'38" W, 156.15 feet to an iron pin (new);
thence, N 82°46'42" W, 429.70 feet to an iron pin (new);
thence, N 14°59'36" E, 434.82 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to Barbara Sue Allen;
thence, N 58°26'57" E, 637.77 feet, to the point of beginning, containing 5.91 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 March 12, 2020, added July 8, 2021.

Being a portion of the same property conveyed to Cheryl Harris, Trustee for The 8 Ten Farm Trust, by deed from John Thomas Parrish, Executor of the Estate of Jo Ann Parrish, of record as Instrument No. 20200729-0083169, said Register's Office.

The above description was prepared by Steven E. Artz, Registered Land Surveyor License No. 1708, 4779 Highway 41 North, Springfield, TN 37172.

EXHIBIT B

Encumbrances

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

2. All matters shown on the Survey dated March 12, 2020, updated July 8, 2021, prepared by Steven E. Artz, Registered Land Surveyor License No. 1708.

3. Application for Greenbelt Assessment of record in Book 8857, Page 490, Register's Office for Davidson County, TN.

4. Ingress/Egress Easement of record in Book 4047, Page 850, said Register's Office.