This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-14935-SL

Karen Johnson Davidson County
Batch# 787763 DEEDWARR
01/11/2022 02:42:30 PM 4 pgs
Fees: $23.00 Taxes: $4,214.30
20220111-0003676

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,139,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of January, 2022.

Notary Public
My Commission Expires: 9/2/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Melissa Franklin Johnson and Timothy Hayes Johnson 8638 Poplar Creek Road Nashville, TN 37221	Same as owner	154 00 0 123.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jennifer M. Cartwright, a married woman** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Melissa Franklin Johnson and Timothy Hayes Johnson, wife and husband**, 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:

Being a Tract of land shown on property Map 154, Assessor's Office, bounded in General by Patricia Walker and a 50 feet Ingress-Egress easement of the Northwest; Jeffrey Wilson on the North and Northeast; Thomas Peebles on the East; Jack Lee, W. Lee, W. Lee Trimble, Kerry Campbell and John Tudor on the South; and James Dellacroce on the West, and lying off the North side of Poplar Creek Road, more particularly described as follows:

Beginning at an iron pin on the South side of a 50 feet Ingress-Egress easement, said pin being James Dellacroce's Northernmost corner (Ref. Deed Book 8635 Page 661, R.O.D.C.), and said pin being located in Patricia Walker's South Line (Ref. Deed Book 7048, Page 171, R.O.D.C.); Thence leaving Dellacroce and with Walker and the South side of the 50 feet Easement, N 53 degrees 12 minutes 37 seconds E 160.19 feet to an iron pin; thence with a curve to the right having the following characteristics:

delta=32 degrees 01 minutes 02 seconds; radius=196.69 feet; arc=109.91 feet; tangent=56.43 feet; chord=N 69 degrees 13 minutes 08 seconds E 108.49 feet to an iron pin ; thence continuing with the South side of the aforementioned easement, which easement is now wider than 50 feet, N 85 degrees 13 minutes 38 seconds E, passing Jeffrey Wilson's Westernmost corner at 61.29 feet, in all 139.33 feet to an iron pin (Wilson's Ref. Deed Book 6699 Page 805, R.O.D.C.); thence with a curve to the left having the following characteristics:

delta=38 degrees 11 minutes 59 seconds; radius=105.59 feet; arc=70.40 feet; tangent=36.56 feet; chord=N 66 degrees 07 minutes 39 seconds E 69.10 feet to an existing iron pin on the Southwest side of Wilson's driveway; thence, leaving the easement S 66 degrees 47 minutes 11 seconds E

1104.11 feet to an existing iron pin in a fence in Thomas Peebles West line (Ref. Deed Book 4615 Page 127, R.O.D.C.), said pin also being Jack Lee's Northeast corner (Ref . Deed Book 7671 Page 681, R.O.D.C.); thence leaving Wilson and Peebles, and with Lee's North line N 81 degrees 06 minutes 08 seconds W 331.13 feet to an existing iron pin on the North side of a Hollow, said pin being W. Lee Trimble's Northeast corner (Ref. Deed Book 7988 Page 728, R.O.D.C.); thence with Trimble's North line, crossing the hollow, S 38 degrees 41 minutes 44 seconds W passing a bearing iron pin at 250.56 feet, in all 378.56 feet to an iron pin on the North side of a logging road, said pin being the Northeast corner of Kerry Campbell (Ref. Deed Book 6285 Page 895, R.O.D.C.);

Thence with Campbell's North line, N 70 degrees 38 minutes 13 seconds W 254.34 feet to an iron pin near said logging road; thence N 77 degrees 37 minutes 55 seconds W 173.33 feet to an existing iron pin on the South side of the logging road, said pin being the Northeast corner of Jon M. Tudor (Ref. Deed Book 6907 Page 71, R.O.D.C.); thence running along the South side of the logging road with Tudors North line, N 65 degrees 41 minutes 35 seconds W 126.28 feet to an existing iron pin; thence N 37 degrees 22 minutes 12 seconds W 108.65 feet to an existing iron pin; thence N 24 degrees 32 minutes 19 seconds W 186.89 feet to an existing iron pin on the Southeast side of a creek; thence leaving the logging road and crossing the creek S 75 degrees 07 minutes 42 seconds W 152.86 feet to an existing iron pin in James Dellacroce's East line; thence with Dellacroce N 30 degrees 14 minutes 54 seconds W 133.00 feet to the point of beginning, containing 9.99 acres, more or less, as recorded in Deed Book 6235 Page 682, Register's Office according to a survey dated 9/30/92 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

Together with a non-exclusive permanent easement which shall run with the property (contained herein) for Ingress-Egress over the existing 50 foot wide right of way from Poplar Creek Road to and along the property, the Easterly edge of which right of way is described as follows:

Beginning at an iron rod in the North margin of Poplar Creek Road, Being the Southwest corner of a 5.00 acre tract recorded in Book 6471, Page 578, Register's Office for Davidson county, Tennessee, (Tract 1 of Division of Goodall Bailey Property), then with the Westerly boundary of said tract North 28 degrees 59 minutes 32 seconds East 88.38 feet to an iron rod; thence North 18 degrees 54 minutes 48 seconds West 382.34 feet to an iron rod; thence North 53 degrees 12 minutes 37 seconds East, 339.51 feet to an iron rod, being the Westernmost corner of the tract described above and conveyed herein; thence with the Westerly boundary of said tract North 53 degrees 12 minutes 37 seconds East, 160.19 feet to point; then with a curve to the right, delta of 32 degrees 01 minutes 01 seconds, radius of 196.69 feet, a distance of 109.91 feet, chord of North 69 degrees 13 minutes 07 seconds East, 108.49 feet to a point, then North 85 degrees 13 minutes 38 seconds East, 139.33 feet to a point then with a curve to the left, delta of 38 degrees 11 minutes 59 seconds, radius of 105.59 feet a distance of 70.40 feet, chord of North 66 degrees 07 minutes 38 seconds East, 69.10 feet to an iron rod, as shown in survey of Perry A. Chapdelaine, Jr., dated March 21, 1984.

Being the same property conveyed to Jennifer M. Cartwright, a married woman, by Quitclaim Deed from James E. Staub, a married man, of record in Instrument No. 20210730-0102907, in the Register's Office of Davidson County, Tennessee, dated July 29, 2021 and recorded on July 30, 2021.

Being the same property conveyed to Jennifer M. Cartwright and James E. Staub, Wife and Husband, by Warranty Deed from Connie B. Hardin, Married, of record in Instrument No. 20210129-0013010, in the Register's Office of Davidson County, Tennessee, dated January 28, 2021 and recorded on January 29, 2021.

Being the same property conveyed to Connie B. Hardin, by Warranty Deed from Randall Adkisson and Wife, Carmen Adkisson, of record in Book 8746, Page 604, in the Register's Office of Davidson County, Tennessee, dated October 01, 1992 and recorded on October 02, 1992.

This is ☒ improved or ☐ unimproved property located at: **8638 Poplar Creek Road, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 ~~3rd~~ 30TH DECEMBER day of ~~January~~, ~~2022.~~ 2021 JMC

GRANTOR:

~~Jennifer M. Cartwright~~

STATE OF TENNESSEE
COUNTY OF Williamson

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

WITNESS my hand and seal at office this ~~3rd~~ 30TH DECEMBER, 2021 ~~January, 2022.~~

Notary Public
My Commission expires: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 January 3, 2022.

Signature
Date: January 3, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 3rd day of January, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD