Karen Johnson Davidson County
Batch# 788763 DEEDWARRSP
01/12/2022 01:49:30 PM 7 pgs
Fees: $38.00 Taxes: $1,110.00
20220112-0004437

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: Christopher L. Geissler
and Lisa A. Geissler

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
1218 Campbell Road Goodlettsville, TN 37072	New Owners 1218 Campbell Road Nashville, TN 37072	Part of Map 33, Parcel 15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thousand and no/100 Dollars ($300,000.00).

Bernardine Blasucci
Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of December, 2021.

Jennifer Russell
Notary Public

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 03/01/2025

20581N:215763:1506778:1:NASHVILLE

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 Christopher L. Geissler and his wife, Lisa A. Geissler, ("**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 1218 Campbell 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 21st 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 21st day of December, 2021.

Dana G. Dennis

Notary Public

My Commission Expires: March 7, 2023

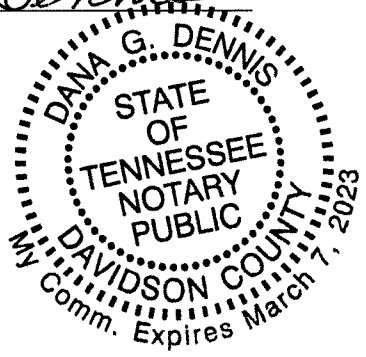


EXHIBIT A

Property Description

The following paragraphs describe a tract of land and an easement in the 2nd Civil District, 10th Councilmanic District of Davidson County, Tennessee, said tract and easement each being a portion of that property which was conveyed to Cheryl Harris, Trustee, by Carolyn W. Hall, Linda G. Brown and Diane W. David, Co-Trustee's, in a deed of record in Instrument Number (I.N.) 20180705-0065260, Register's Office for Davidson County, Tennessee, (RODCT).

Beginning at an iron pin (new), in the northerly margin of Campbell Road, said iron pin being located from an iron pin (old), in the northerly margin of Campbell Road, the southwest corner of Lot 1 of The Widick Subdivision being a plat of record in I.N. 20001115-0113384, RODCT, N 87°29'43" W, 147.38 feet, **to the point of beginning,** the southeast corner of this tract and continuing, as follows: N 87°29'43" W, 22.57 feet to an iron rod (old), in the northerly margin of Campbell Road, the southeast corner of a tract of land which belongs to Vicky McMahon Luthy, having a deed reference in Deed book 9315, Page 759, RODCT; thence, N 04°07'38" E, 273.09 feet to an iron pin (old), the northeast corner of said tract of land which belongs to Vicky McMahon Luthy; thence, N 87°02'00" W, passing a common corner of said tract of land which belongs to Vicky McMahon Luthy, and a tract of land known as Lot 2 of the Johnny Vannatta Lots Campbell Road being a plat of record in I.N. 20040728-0090232, RODCT, and continuing on in all, 267.34 feet to an iron pin (old) in the northerly boundary of said Lot 2, the southeast corner of Lot 17 of Section Five, Plantation Estates, being a plat of record in Plat Book 5210, Page 136, RODCT; thence N 05°32'00" E, passing a common corner of said Lot 17 and Lot 13 of Section Five, Plantation Estates, and continuing on in all, 258.46 feet to an iron pin (new), a corner of said Lot 13; thence continuing with the boundary of said Lot 13, as follows: S 84°04'29" E, 39.98 feet to an iron pin (new); thence, N 05°31'33" E, 127.01 feet to an iron pin (new); thence, N 39°50'20" W, 165.03 feet to an iron pin (old); thence, N 49°21'31" E, 183.47 feet to an iron pin (new), a common corner of said Lot 13 and a tract of land which belongs to Judy A. Gibbs, having deed references in Deed Book 10782, Page 259, and Deed Book 8710, Page 781, RODCT; thence with the boundary of said tract of land which belongs to Judy A. Gibbs, as follows: N 50°40'27" E, 186.95 feet to an iron pin (new); thence, N 01°06'13" W, 186.40 feet to an iron pin (new); thence, S 80°21'13" E, 238.21 feet to an iron pin (new), in the end of Bingham Road, (not open), a corner of said tract of land which belongs to Judy A. Gibbs; thence with the right-of-way of Bingham Road, as follows: S 02°49'11" E, 6.47 feet to an iron pin (new); thence with a curve to the left, having a radius of 325.00 feet, an arc distance of 85.57 feet, and a chord bearing and distance of S 79°38'14" W, 85.35 feet to an iron pin (new); thence, S 17°51'41" E, passing the southwest end of Bingham Road, the northwest corner of a Lot 70 of Section Two, of Plantation Estates, being a plat of record in Plat Book 3842, Page 136, RODCT, and continuing on in all, 246.13 feet to a concrete monument (old), a common corner of said Lot 70 and Lot 69; thence, S 29°46'29" W, 193.00 feet to a concrete monument (old), a common corner of said Lot 69 and Lot 68; thence, S 11°43'43" E, passing a common corner of said Lot 69 and Lot 68, and continuing on in all 214.58 feet to a concrete monument (old), a common corner of said Lot 68 and said lot 1 of The

Widick Subdivision; thence with a new line, as follows: S 89°23'16" W, 251.41 feet to an iron pin (new); thence with a curve to the right, having a radius of 68.00 feet, an arc distance of 85.57 feet, and a chord bearing and distance of S 60°38'02" W, 75.43 feet to an iron pin (new); thence, N 85°40'52" W, 33.39 feet to an iron pin (new); thence with a curve to the left, having a radius of 27.00 feet, an arc distance of 44.00 feet, and a chord bearing and distance of S 47°38'02" W, 39.29 feet to an iron pin (new); thence, S 00°56'56" W, 36.86 feet to an iron pin (new); thence with a curve to the left, having a radius of 107.00 feet, an arc distance of 51.57 feet, and a chord bearing and distance of S 12°51'33" E, 51.08 feet to an iron pin (new); thence, S 26°40'02" E, 69.12 feet to an iron pin (new); thence with a curve to the left, having a radius of 47.00 feet, an arc distance of 51.11 feet, and a chord bearing and distance of S 57°49'04" E, 48.63 feet to an iron pin (new); thence, S 88°58'07" E, 143.38 feet to an iron pin (new); thence with a curve to the right, having a radius of 18.00 feet, an arc distance of 29.25 feet, and a chord bearing and distance of S 42°25'14" E, 26.13 feet to an iron pin (new); thence, S 04°07'38" W, 285.10 feet, to the point of beginning, containing **5.25 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 December 20, 2019.

The above described tract of land is served by a private utility easement, which is described, as follows:

40' Private Utility Easement

Beginning at a point, in the northerly margin of Campbell Road, said point being located from an iron pin (old), in the northerly margin of Campbell Road, the southwest corner of Lot 1 of The Widick Subdivision being a plat of record in I.N. 20001115-0113384, RODCT, N 87°29'43" W, 77.67 feet, **to the point of beginning,** the southeast corner of this easement and continuing, as follows: N 87°29'43" W, 40.10 feet to a point, in the northerly margin of Campbell Road; thence with a new line, as follows: N 01°36'47" W, 303.93 feet; thence, N 08°32'31" W, 242.53 feet; thence, N 89°23'16" E, 40.39 feet; thence, S 08°32'31" E, 239.38 feet; thence, S 01°36'47" E, 309.23 feet, to the point of beginning, containing **0.50 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 December 20, 2019.

Being a portion of the same property conveyed to Cheryl Harris, Trustee for The 8 Ten Farm Trust, by Quitclaim Deed from Carolyn W. Hall, Linda G. Brown and Diane W. Davis, Co-Trustees of The Widick Family Trust, of record as Instrument No. 20180705-0065260, 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.

202201120004437

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/27/2021 (date of document).

Jennifer Russell
Affiant Signature

12/27/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of December, 2021.

D Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

