WARRANTY DEED

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Joelton Farm, LLC	Volunteer State Bank	8-81
(NAME)	(NAME) PO Box 7897	
7631 Bidwell Road	Highway 52 West	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Portland, TN 37148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20220031

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Randall H. Alexander and Christi R. Alexander** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Joelton Farm, LLC**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in the 1st Councilmanic District, formally the 14th Civil District of Davidson County, Tennessee, being shown as Tract No. 1 on a survey dated August 5, 1996, made by Jenkins and Jenkins Land Surveying and according to said survey described as follows, to-wit:

BEGINNING at a concrete monument in the westerly margin of Bidwell Road, said point being the common front corner with Mary Alice Aldridge property; thence with Aldridge's line south 63 degrees 11' 55" west 250.06' to an iron pin; thence south 85 degrees 15' 58" west 447.06' to an iron pin; thence north 25 degrees 54' 06" west 144.67' to an iron pin; thence south 71 degrees 14' 52" west 545.34 to an iron pin, said point being the common back corner with Cindy Chambers Denham property; thence south 14 degrees 24 ' 17" east 380.09' to an iron pin; thence south 40 degrees 42' 43" west 82.88' to an iron pin; thence south 71 degrees 44' 09" east 53.95' to an iron pin; thence north 40 degrees 28' 27" east 86.95' to an iron pin; thence south 75 degrees 55' 11" east 362 .13' to an iron pin; thence north 35 degrees 20' 21" east 126.07' to an iron pin; thence south 78 degrees 52' 09" east 635.00' along the northern boundary of tract 2 to an iron pin in the westerly margin of Bidwell Road, said point being the common front corner with C.W. and Laura M. Fitzgerald's property as of record in Deed Book 8255, Page 412; thence along the westerly margin of Bidwell Road, north 4 degrees 23' 13" east 686.20' to the point of beginning, containing 13.95 acres, more or less.

Being the same property conveyed to Randall H. Alexander and wife, Christi R. Alexander by Warranty Deed from John Wayne Fitzgerald and wife, Ima Jean Fitzgerald and James William Fitzgerald and wife, Helen Mae Fitzgerald, dated November 19, 2001 and filed of record in Instrument No. 20011126-0128528, Register's Office for Davidson County, Tennessee.

Randall H. Alexander and wife, Christi R. Alexander aka Randall Harry Alexander and Christi Renee Alexander

Unimproved ☐

This is improved ☒ property, known as 7631 Bidwell Road, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 813688 DEEDWARR
03/02/2022 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220302-0023457

Witness my hand this 17th day of February, 2022

Randall H. Alexander

Christi R. Alexander

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Randall H. Alexander and Christi R. Alexander, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of February, 2022.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023

Certificate of Authenticity

I, Joshua A. Terry, 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 2/17/22.

Affiant Signature

2/18/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/18/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON