Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0739

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Karen Johnson Davidson County
Batch# 817966 **DEEDWARR**
03/09/2022 09:16:59 AM 4 pgs
Fees: $23.00 Taxes: $370.00

20220309-0026752

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of February, 2022

Notary Public

Commission Expires: 8/20/24

JESSIE PULLEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elaine Zemer & Chad Zemer 303 Southpark Lane Woodstock, GA 30188	NEW OWNERS	100-00-0-038.00

WARRANTY DEED

FOR AND IN 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,

Emily S. Choate, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elaine Zemer and Chad Zemer, wife and husband

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:

A TRACT OF LAND AS SHOWN ON PROPERTY MAP 100, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY JACK L. JAKOBIK AND CONNIE GLASS ON THE WEST; INDIAN CREEK PARTNERS ON THE NORTH; JENNIFER LYNNE OAKLEY FAMILY ON THE EAST; EMILY S. CHOATE 21.34 ACRE TRACT ON THE SOUTH; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN IN A FENCE (N653997.034 E1678704.628), THE SOUTHEAST CORNER OF JACK L. JAKOBIK (REF. INSTRUMENT #20151222-0128519 R.O.D.C.- PLATBOOK 9700 PAGE 893 - PROPERTY MAP 100 PARCEL 81) THENCE WITH JAKOBIK'S EAST LINES N17°01'35"E 37.00' TO AN EXISTING IRON PIN (CHAPDELAINE) AT A UTILITY POLE; THENCE N35°10'32"E 169.50' TO AN EXISTING IRON PIN "CHAPDELAINE"; THENCE N33'30'00"E 143.00' TO AN IRON PIN SET "CHAPDELAINE"; THENCE N49°30'00"E 94.00' TO AN EXISTING IRON PIN "CHAPDELAINE"; THENCE N69°25'00"E 91.00' TO AN EXISTING IRON PIN "CHAPDELAINE"; THENCE S87°30'00"E 67.00' TO AN EXISTING IRON PIN "CHAPDELAINE"; THENCE S86°45'00"E 38.00' TO AN EXISTING IRON PIN "CHAPDELAINE", THE TRUE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED TRACT:

THENCE CONTINUING WITH JAKOBIK'S EAST AND NORTH LINES N 01°15'33"E 276.68' TO AN EXISTING IRON PIN, "GRAFFON"; THENCE N86°36'03"W 151.65' TO AN IRON PIN SET, A SOUTHEASTERLY CORNER OF CONNIE GLASS (REF. INSTRUMENT #20160203-0010670 R.O.D.C.- PROPERTY MAP 100 PARCEL 7); THENCE WITH GLASS' EAST LINE N12°09'00"E 276.85' TO AN IRON PIN SET IN THE SOUTH LINE OF INDIAN CREEK PARTNERS (REF. INSTRUMENT #20000217-0016273 R.O.D.C.- PROPERTY MAP 100 PARCEL 10); THENCE WITH SAID INDIAN CREEK PARTNERS' SOUTH LINE S79°14'46"E

813.27' TO AN IRON PIN SET, THE SOUTHWEST CORNER OF A SECOND INDIAN CREEK PARTNERS (REF. INSTRUMENT #20000217-0016273 R.O.D.C.- PROPERTY MAP 100 PARCEL 76); THENCE WITH SAID SOUTH LINE S83°43'13"E 1032.05' TO AN EXISTING IRON PIN IN THE WEST LINE OF JENNIFER LYNNE OAKLEY FAMILY (REF. INSTRUMENT #20170120-0006583 R.O.D.C.- PROPERTY MAP 100 PARCEL 11); THENCE WITH OAKLEY'S WEST LINE S07°31'20"W 78.00' TO AN IRON PIN SET IN A HOLLOW, THE NORTHEAST CORNER OF EMILY S. CHOATE'S 21.34 ACRE TRACT; THENCE WITH EMILY CHOATE RUNNING UP A HOLLOW FOR 13 CALLS TO IRON PINS SET THIS SURVEY:

N87°34'00"W 127.07'; S89°01'12"W 200.63'; S80°18'25"W 163.31'; S71°31'48"W 184.51'; S58°18'23"W 160.61'; S70°56'56"W 58.41'; S84°41'54"W 107.06'; S71°56'31"W 186.31'; S72'26'00"W 134.19'; S68°10'29"W 133.63'; S85°11'32"W 125.49'; N84°01'58"W 95.47'; N83'08'44"W 117.44' TO AN IRON PIN SET; THENCE LEAVING THE HOLLOW N00°03'12"E 117.55' TO THE TRUE POINT OF BEGINNING, CONTAINING 14.68 ACRE, MORE OR LESS. SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED SEPTEMBER 27, 2017.

IN FAVOR OF THE ABOVE TRACT IS A NON-EXCLUSIVE 15' PRIVATE DRIVE ROADBED FOR INGRESS-EGRESS AND UTILITIES, KNOWN AS "ORCHARD ROAD" FROM OLD POND CREEK ROAD TO THE LOGGING ROAD AS DESCRIBED IN DEED BOOK 11438 PAGE 398 R.O.D.C.

IN FAVOR OF AND THEN SUBJECT TO THE ABOVE TRACT IS AN INGRESS-EGRESS EASEMENT (LOGGING ROAD) DESCRIBED IN DEED BOOK 11170, PAGE 233 R.O.D.C. AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET IN A FENCE (N653997.034 E1678704.628), THE SOUTHEAST CORNER OF JACK L. JAKOBIK (REF. INSTRUMENT #20151222-0128519 R.O.D.C.- PLATBOOK 9700 PAGE 893 - PROPERTY MAP 100 PARCEL 81) THENCE WITH JAKOBIK'S SOUTH LINE N74'01'29"W 93.35' TO AN EXISTING IRON PIN; THENCE N88°13'26"W 149.12' TO A 24" WHITE OAK; THENCE N39°00'40"W 32.38' TO A POINT IN THE CENTER OF A LOGGING ROAD AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT:

THENCE WITH THE CENTER OF SAID LOGGING ROAD FOR THE FOLLOWING 15 CALLS TO POINTS:

N48'32'17"W 20.95'; N48°54'20"E 126.43'; N20°23'22"E 15.10'; N26'49'50"E 169.91'; N38°41'24"E 24.42'; N16°16'09"E 28.97'; N39°49'00"E 110.39'; N56°36'09"E 102.29'; N47°18`44"E113.16'; N27°01'40"E 23.66'; N62°43'25"E 142.35' PASSING A SOUTHERLY LINE OF THE ABOVE TRACT AND THENCE SUBJECT TO THE ABOVE TRACT; N79°09'23"E 42.11'; S78°59'25"E 34.50'; S54°06'28"E 51.00' CROSSING THE SOUTHERLY LINE OF THE ABOVE TRACT; THENCE S80'59'04"E 4.83' TO A POINT IN A WESTERLY LINE OF THE ABOVE TRACT.

BEING PART OF the same property conveyed to Donald W. Choate and wife, Emily S. Choate, a one-half (1/2) undivided interest and Henry E. Bennett, a one-half (1/2) undivided interest, by Warranty Deed from Peggy D. Mathes, Administrator of the Estate of Floy Elizabeth Hughes, dated 7/20/2010 and recorded 7/22/2010 in Instrument Number 20100722-0057178, Register's Office for Davidson County, Tennessee. The said Donald W. Choate is reported to have died on September 12, 2011, leaving the property vested in Emily S. Choate (a one-half (1/2) undivided interest) and Henry E. Bennett (a one-half (1/2) undivided interest). By Warranty Deed dated 10/13/2011 and recorded 10/14/2011 in Instrument Number 20111014-0079953, Register's Office for Davidson County, Tennessee, the said Henry E. Bennett conveyed his one-half interest to Emily S. Choate, a single widow, leaving Emily S. Choate as the sole owner of the subject property.

Power of Attorney of record in Instrument No. * , Register's Office for Davidson County, Tennessee.

* 20220309-0021451

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 8056 Old Pond Creek Road, Pegram, TN 37143.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of February, 2022.

EMILY S. CHOATE BY Dwayne H. Choate — Emily S. Choate by Donna Choate Howell

Emily S. Choate by Dwayne H. Choate,
Attorney in Fact
ATTORNEY IN FACT

Emily S. Choate by Donna Choate Howell,
Attorney in Fact
attorney in Fact

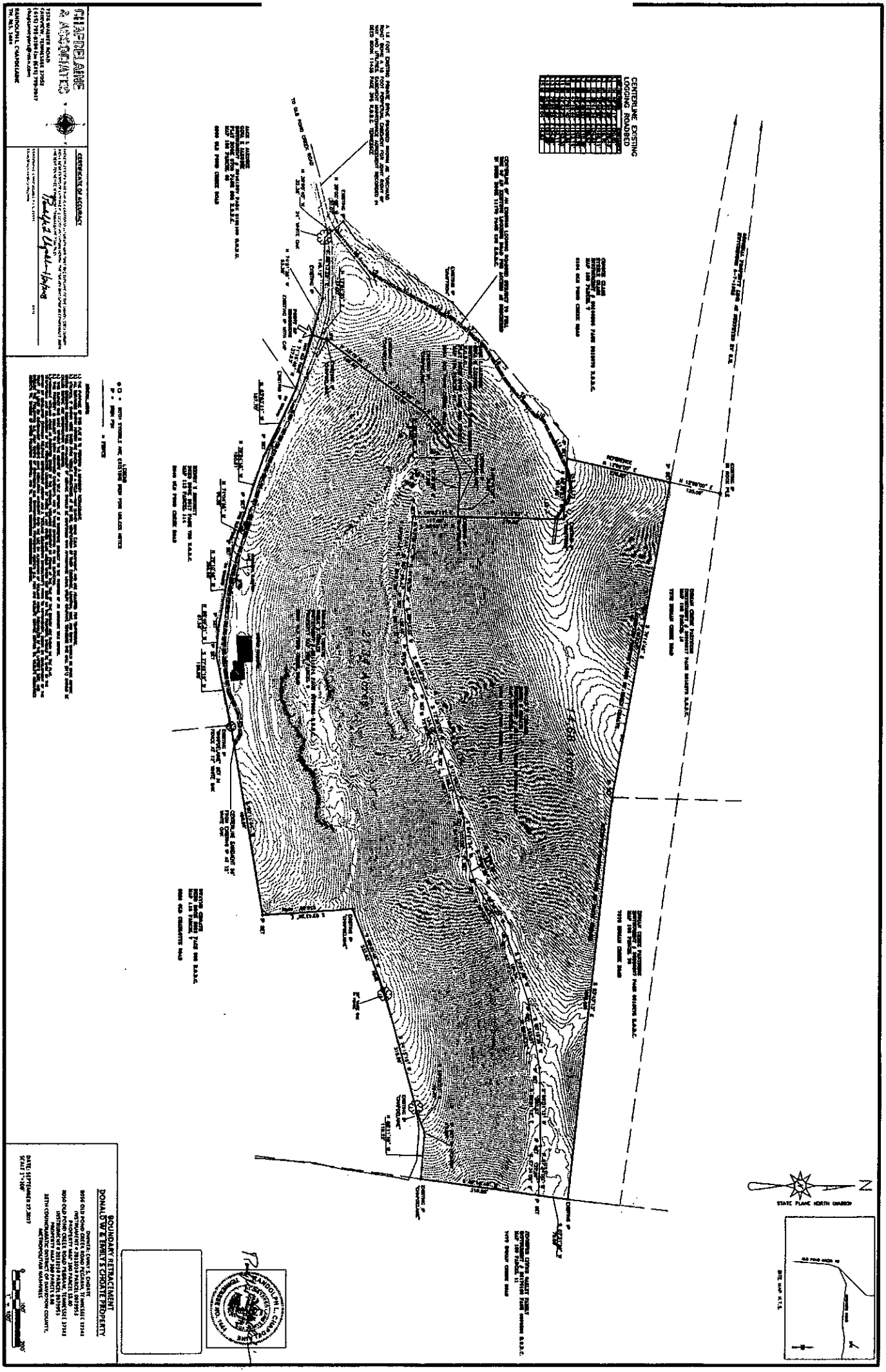
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Dwayne H. Choate and Donna Choate Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the attorneys in fact for Emily S. Choate and that they are authorized by Emily S. Choate to execute this instrument on her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 15th day of February, 2022.

Kim Graves
Notary Public at Large
My commission expires: 8·20·24

KIM GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024
(Notary Seal)


CERTIFICATE OF ACCURACY
CENTERLINE EXISTING LOGGING ROADBED
BOUNDARY RETRACEMENT
DONALD W & EMILY S CHOATE PROPERTY
STATE PLANE NORTH (NAD83)
SITE MAP N.T.S.