Karen Johnson Davidson County
Batch# 839736 DEEDWARR
04/14/2022 10:06:30 AM 4 pgs
Fees: $23.00 Taxes: $3,248.60
20220414-0043333

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. JN-22-2045

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $878,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Griffith and Shawna Griffith	Same Owner #331	
(NAME)	(NAME)	
4166 Vester Road	1350 Rosa L Parks BLVD	Tract 1: 048-00-0311.00 Tract 2: 048-00-0-317.00
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Phillip Jonathan Vick, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Griffith and Shawna Griffith, Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
Tract 1: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning on a point located on the Southern edge of Vester Road being located South 65 degrees 57 minutes 41 seconds East 24.44 feet from a water meter and furthermore being located South 45 degrees 15 minutes 30 seconds West 50.00 feet from a 1/2" rebar (found); thence running with the Southern edge of the said road South 45 degrees 15 minutes 30 seconds West 218.51 feet to a 1/2" pipe which has been replaced with a wood fence post; thence crossing the end of Vester Road North 38 degrees 58 minutes 24 seconds West 28.00 feet to a point being located South 1 degrees 51 minutes 15 seconds West 27.75 feet from the Easternmost corner of the existing house; thence going with the James Vester property South 46 degrees 09 minutes 23 seconds West 226.10 feet to a 1/2" pipe (set); thence continuing with the same North 43 degrees 15 minutes 04 seconds West 44.00 feet to a 1/2" pipe (set) in the orchard; thence South 47 degrees 38 minutes 18 seconds West 700.00 feet to a 1/2" pipe (found); thence leaving Vester and going with the John Sonnack property South 83 degrees 46 minutes 11 seconds West 572.73 feet to a 1/2" pipe (set); thence leaving Sonnack and going with the remainder of the John M. Vick, Jr. Heirs Property North 32 degrees 30 minutes 48 seconds East 1026.16 feet to a corner fence post; thence continuing with the same South 24 degrees 20 minutes 47 seconds East 421.75 feet to a 1/2" pipe (set); thence North 70 degrees 46 minutes 13 seconds East 129.50 feet to a 2" pipe (found); thence North 84 degrees 37 minutes 15 seconds East 122.10 feet to a 1/2" pipe (set); thence North 39 degrees 11 minutes 38 seconds East 175.41 feet to a 1/2" pipe (set); thence leaving the Heirs Property and going with the John M. Vick, III property North 48 degrees 43 minutes 30 seconds East 176.36 feet to a 1/2" pipe (set); thence North 71 degrees 55 minutes 48 seconds East 165.80 feet to a point; thence South 59 degrees 31 minutes 12 seconds East 95.55 feet to the beginning being 10.01 acres as surveyed by

Christopher M. Vick R.L.S. No. 2164 on 14 January 2011.

Being the same property conveyed to Phillip Jonathan Vick, an unmarried man, by Warranty deed from John Malcolm Vick, III and William Robert Vick of record in Instrument No. 20110830-0067230 Register's Office for Davidson County, Tennessee, dated August 22, 2011 and recorded on August 30, 2011. (Value of consideration shown in aforementioned deed $245,000.00.)

Being also known as 4166 Vester Road, Whites Creek, Tennessee 37189.

Tract 2: A certain real estate located in the Thirteenth (13th) Civil District of Davidson County, Tennessee described as follows:

Beginning at a 1/2" pipe (set) being the Northeastern corner of this described parcel as well as being located South 89 degrees 40 minutes 05 seconds West 502.38 feet from the southwestern corner of a barn; thence going with the Phillip Vick property South 29 degrees 33 minutes 25 seconds West 667.79 feet to a 1/2" pipe(found); thence leaving Vick and going with the Jonathan Lawhorn property South 80 degrees 48 minutes 49 seconds West 573.37 feet to a 1/2" pipe (found); thence continuing with Lawhorn South 80 degrees 48 minutes 49 seconds West 306.47 feet to a PK nail (found) at a 60" red oak; thence leaving Lawhorn and going with the Joshua Hitson property North 69 degrees 40 minutes 19 seconds West 676.50 feet to a 5/8" rebar (found); thence North 11 degrees 46 minutes 35 seconds West 465.53 feet to a 1/2" pipe (set) at an iron pin (found); thence leaving Hitson and going with the Kenneth Burton property North 58 degrees 57 minutes 24 seconds East 165.36 feet to a 1/2" pipe(set); thence North 50 degrees 16 minutes 43 seconds East 323.82 feet to a 1/2" pipe (found); thence leaving Burton and going with the remainder of the John Vick and William Vick property South 80 degrees 20 minutes 17 seconds East 1558.71 feet to the beginning being 30.09 acres as surveyed by Christopher M. Vick R.L.S. No. 2164 on 1 July 2019.

Note:

Included with the above described parcel is an access easement along the existing drive and logging road from Vester Road to the subject property.

LESS AND EXCEPT:
Beginning at a 1/2" pipe (set) being the southwestern corner of this described parcel as well as being located S 89°40'05" W 502.38 feet from the southwestern corner of a barn; thence going with the John Vick and William Vick property N 29°33'25" E 358.36 feet to an 8" wood fence post; thence leaving John and William Vick and going with the John and Sandra Vick property S 27°18'09" E 421.74 feet to a 1/2" pipe (found); thence leaving John and Sandra Vick and going with the remainder of the Philip Vick property N 80° 20'17" W 375.55 feet to the beginning being 1.45 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 1 July 2019.

Being the same property conveyed to Louise V. Vick and her husband, John M. Vick by Warranty deed from Henry M. Vester, unmarried of record in Book 4335, page 112, Register's Office for Davidson County, Tennessee, dated May 21, 1969 and recorded on May 22, 1969.

Being the same property conveyed to Louise V. Vick and John M. Vick by Quitclaim deed from Henry M. Vester of record in Book 4738, page 873, Register's Office for Davidson County, Tennessee, dated August 13, 1973 and recorded on August 20, 1973.

Being the same property conveyed to William Robert Vick and Phillip Vick by Warranty deed from John M. Vick, III and William Robert Vick of record in Instrument No. 20191118-0118900 Register's Office for Davidson County, Tennessee, dated November 18, 2019 and recorded on November 18, 2019.

Affidavit of Inheritance, Recorded in Instrument No. 20110217-0013691. John Malcolm Vick, pre-deceased Louise Vester Vick. Probate on Louise Vester Vick, Recorded in September 06, 2009.

Being the same property conveyed to Phillip Vick by Quitclaim deed from William Robert Vick of record in Instrument No. 20200131-0011542 Register's Office for Davidson County, Tennessee, dated December 16, 2019 and recorded on January 31, 2020. Being also known as 4166 Vester Road Whites Creek, Tennessee 37189.

This is property more commonly known as 4166 Vester Road, Whites Creek, TN 37189.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

Witness my/our hand this 4th day of April, 2022.

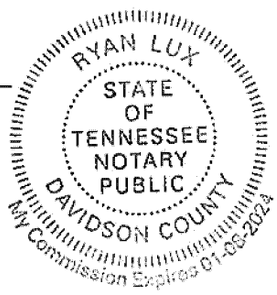
Phillip Jonathan Vick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of April, 2022, before me personally appeared Phillip Jonathan Vick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of April, 2022.

Notary Signature
My commission expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, DEBORAH DEVINE, 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 APRIL 4, 2022.

Date

Affiant Signature

4/7/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of April, 20 22.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)