WARRANTY DEED

Karen Johnson Davidson County
Batch# 863057 DEEDWARR
05/26/2022 11:05:08 AM 3 pgs
Fees: $18.00 Taxes: $814.00

20220526-0061299

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $220,000.00

William A. Poss
Affiant

Subscribed and sworn to before me This 20th day of May 2022.

Sarah E. Jones
Notary Public

SARAH E. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/03/25

Address New Owners as:	Tax Bill To:	Map / Parcel
Shelton Cammon **Maxie Allyne Patterson, Jr.** **153 Blackpool Drive,** **Antioch, TN 37013**	New Owner	069 11 0 069.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16360

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **A. Michelle Poss, Successor Trustee of the 2012 Utley Trust**, (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Shelton Cammon,** a married man, **and Maxie Allyne Patterson, Jr.,** an unmarried man (hereinafter referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract No. 1: A house and lot at 3900 Old Hydes Ferry Pike, shown as Metro Property Map No. 69-11, parcel 69 and described:

A lot of land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of the Hydes Ferry Pike at the southwest corner of a lot formerly owned by Beulah Belle Hyde; thence with said Hyde's westerly line, North 34 deg. East 34.8 poles to the north line of the old Green B. Stewart tract of land of which this is a part; thence with said line, North 73 deg. West 10.34 poles to the northeast corner of the lot formerly owned by J. M. Hooberry; thence with his easterly line, South 34 deg. West 30 poles to the center of said pike; thence with the center of pike, South 48-1/2 deg. East 10 poles to the beginning, containing 2 acres, be the same, more or less.

INCLUDED in the foregoing but EXCLUDED from this parcel at the death of Lora B. McCall is (i) that portion of the property taken by Davidson County, Tennessee, by condemnation for what is now (New) Hydes Ferry Pike by decree, as described in Minute Book 65, pages 94 & 95 of the Minutes of the Second Circuit for Davidson County, -v- Will McCall, et ux; (ii) that portion of the land conveyed to L. C. Anderson and wife, on November 7, 1951 by deed of record in Book 2027, Page 219, said Register's Office.

Being the same property conveyed to James Utley, II, Edgar James Utley, IV, and Christopher Vincent Utley, Trustees of the 2012 Utley Trust, by Quitclaim Deed from James Utley, II, Edgar James Utley, IV and Christopher Vincent Utley, Trustees of the James Utley, II Trust, dated October 16, 2012 of record in Instrument No. 20121107-0103003, Register's Office for Davidson County, Tennessee. A. Michelle Poss was appointed as Successor Trustee of the 2012 Utley Trust by Court Order entered on March 15, 2021 by the Seventh Circuit Court for Davidson County, Tennessee.

This is improved property known as 3900 Hydes Ferry Road, Nashville, TN 37218.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2022 and subsequent years, a lien not yet due and payable. Map & Parcel 069 11 0 069.00.
2. Easement for the right-of-way for Hydes Ferry Road, said Register's Office.
3. Subject to all matters on Plat Book 2027, Page 219, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself as Trustee, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of May 2022.

GRANTOR:

A. Michelle Poss, Successor Trustee

A. Michelle Poss, Successor Trustee of the 2012 Utley Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared, **A. Michelle Poss, Successor Trustee of the 2012 Utley Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Successor Trustee of the 2012 Utley Trust**, and as such **Successor Trustee** acknowledged the she is authorized to execute the foregoing instrument on behalf of the **2012 Utley Trust**, the within named bargainor, and that she, as **Successor Trustee**, executed the foregoing instrument for the purpose therein contained, by signing the name of the **2012 Utley Trust** by herself as **Successor Trustee**.

Witness my hand and seal, at Nashville, TN, this 20th day of May 2022.

Sarah E Jones

Notary Public

My Commission Expires: 11/03/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY