Recording prepared by:
RAYMOND E. AGE, II
GAYLE J. AGE
3801 Bear Hollow Rd
Joelton, TN 37080

When recorded return to:
EMILY L. AGE
RAYMOND E. AGE,II
GAYLE J. AGE
3801 Bear Hollow Road, P O Box 264
Joelton, TN 37080

Karen Johnson Davidson County
Batch# 869815 DEEDWARR
06/13/2022 09:36:21 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20220613-0066721

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 50.00
Emily, Affiant
Subscribed and sworn before me this the
13 Day of JUNE, 2022
A. Hayes, Deputy Register

Mail tax statements to:
EMILY L. AGE
RAYMOND E. AGE,II
GAYLE J. AGE
3801 Bear Hollow Road, P O Box 264
Joelton, TN 37080

Tax parcel no: 029 00 0 338.00

State of Tennessee Rev. 13462FE

WARRANTY DEED

This General Warranty Deed is made effective this 13 day of June, 2022 (the "Effective Date") between RAYMOND E. AGE, II and GAYLE J. AGE (collectively "Grantor"), a married couple whose mailing address is 3801 Bear Hollow Rd, Joelton, TN 37080, and EMILY L. AGE, RAYMOND E. AGE,II, GAYLE J. AGE, ("Grantee"), individual(s) whose mailing address is 3801 Bear Hollow Road, P O Box 264, Joelton, TN 37080.

WITNESSETH, that Grantor, for and in consideration of the sum of $1.00 USD and for other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, sell, alien, demise, release, convey and confirm unto the Grantee the real property (the "Property") located in an unincorporated area in Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the center of Bear Hollow Road, in the East line of Book 636, page 65, Register's Office for Davidson County, Tennessee; thence with said centerline, with a curve to the right, delta of 18 degrees 35'22", radius of 424.86 feet, a distance of 137.85 feet; then North 64 degrees 11'44" East 177.39 feet; then with a curve to the right, delta of 48 degrees 28'18", radius of 199.92 feet, a distance of 169.13 feet; then South 67 degrees 19'58" East 133.41 feet; thence with the West line of a 5.00 acre tract, leaving road, South 03 degrees 50'04' West 300.00 feet to an iron pin, South 77 degrees 44'40"

West, passing an iron pin at 130.82 feet, continuing with the North line of a 12.58 acre tract, in all a total distance of 347.64 feet to an iron pin; then with West line of said 12.58 acres, South 03 degrees 50'04" West 1087.87 feet to an iron pin in the North line of Book 3701, page 556, said Register's Office; thence with the same South 89 degrees 22'46' West 217.25 feet to an iron pin; thence with East line of Book 5393, page 974, and Book 636, page 65, said Register's Office North 03 degrees 50'04' East 1354.73 feet to the beginning, containing 10.03 acres, more or less, according to a survey by Randolph L. Chapelaine dated January 8, 1985.

Being the same property conveyed to Jacqueline Hale by deed from Roger D. Hicks and Jacqueline Hicks, his wife, of record in Instrument No. 20010220-0015347, Register's Office for Davidson County, Tennessee. Source of title 20030925-0142431

This conveyance is with the exception of a tract of land which is part of the above described land totaling .250 acres more or less, which has been conveyed to Edward Lee Tinnin and wife, Anna Marie Tinnin, by deed recorded at Book 6819, page 659, Register's Office for Davidson County. This conveyance is subject to any and all restrictions and easements of record.

TO HAVE AND TO HOLD unto said Grantee and its successors and assigns, forever.

Grantor hereby warrants that the Property is lawfully seized in fee simple; that Grantor has the legal right to convey the Property; and that the Property is free from all encumbrances except as otherwise stated above. Grantor and its heirs, executors, and administrators hereby warrant and bind themselves to forever defend the Property unto the said Grantee and its heirs and assigns, against all adverse claims to the title to the Property or any part thereof.

This conveyance is made expressly subject to the deeds of trust, mortgages, conditions, restrictions, rights of way, easements, and other instruments of record, insofar as they may lawfully affect the Property.

Grantor declares that the transfer is exempt from any documentary transfer taxes.

EXECUTED this 13 day of June, 2022.

Grantor Signature	RAYMOND E. AGE, II **Grantor** Name
Grantor Signature	GAYLE J. AGE **Grantor** Name
Grantee Signature	Emily L. Age **Grantee** Name
Grantee Signature	Raymond E. Age,II **Grantee** Name
Grantee Signature	Gayle J. Age **Grantee** Name

NOTARY ACKNOWLEDGEMENT

State of Tennessee)
)
County of Davidson)

GLENDA R. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025
(Seal)

The foregoing instrument was acknowledged before me this 13 day of June, 20 , by the undersigned, RAYMOND E. AGE, II, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

Signature _____

Notary Public

My Commission Expires: May 5, 2025

GLENDA R. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

NOTARY ACKNOWLEDGEMENT

State of Tennessee)
)
County of Davidson)

(Seal)

The foregoing instrument was acknowledged before me this 13th day of June, 20 24, by the undersigned, GAYLE J. AGE, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

Gayle J. Age
Signature

Notary Public

My Commission Expires: May 5, 2025