Karen Johnson Davidson County
Batch# 881577 DEEDWARR
06/30/2022 09:09:30 AM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20220630-0075745

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P22-13442-BW

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Jane Hardin and Jeriah E. Hardin	CHURCHILL MORTGAGE CORP	
3723 Bear Hollow Rd	1749 MALLORY LANE, STE 100	030-00-0-036.00 & 030-00-0-231.00
Joelton, TN 37080	BRENTWOOD, TN 37027	
(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, WE, **Grace A. Hazar and Mark Kendree, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Jane Hardin and Jeriah E. Hardin, 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:

Lying South of Bear Hollow Road, bounded in general by James Randall on the North; Barbara K. Wade on the East (Property Map 30 Parcel 230), South (Property Map 30 Parcel 216) and West (Property Map 30 Parcels 223 & 231), more particularly described as follows:

Tract I: Barbara Wade 2.32 acres off Bear Hollow Road, Property Map 30 Parcel 36.00

Commencing at an existing iron pin on the South side of Bear Hollow Road in the West line of James Randall (ref. Instrument 20040220 page 19853 R.O.D.C.- Property Map 30 Parcel 207) thence with Randall's West line South 02 degrees 28 minutes 08 seconds West 377.34 feet to an existing iron pin; thence with Randall's South line South 86 degrees 52 minutes 20 seconds East 117.60 feet to a point, the true point of beginning for the following described tract: thence continuing with Randall's South line South 86 degrees 52 minutes 20 seconds East 473.58 feet to an existing iron pin in the West line of Barbara K. Wade's tract (ref. Deed Book 10150 page 26 R.O.D.C.- property map 30 parcel 230); thence leaving Randall and with Wade's West line South 02 degrees 28 minutes 08 seconds West 349.39 feet to an existing iron pin, the Northeast corner of Barbara K. Wade (ref. Deed Book 7059 page 178 R.O.D.C. - Property Map 30 Parcel 216); thence with Wade's North line North 86 degrees 52 minutes 20 seconds West 210.00 feet to a point, the Southeast corner of Barbara K. Wade's 1.48 acre tract (ref. Deed Book 10150 page 26 R.O.D.C- Property Map 30 Parcel 231); thence with Wade's East lines North 02 degrees 28 minutes 08 seconds East 210.00 feet to a point; thence North 86 degrees 52 minutes 20 seconds West 160.00 feet to a point; thence North 02 degrees 28 minutes 08 seconds East 89.39 minutes to a point; thence North 86 degrees 28 minutes 08 seconds West 103.58 feet to a point, the Southeast corner of Barbara K. Wade (ref. Deed Book 10051 page 644 R.O.D.C.- Property Map 30 Parcel 223); thence with Wades East line North 02 degrees 28 minutes 08 seconds East 50.00 feet to the true point of beginning, containing 2.32 acres, more or less, and being the Barbara K. Wade's property as described in Deed Book 10051, page 644.

In favor of the above property is a non exclusive 50 foot ingress egress and utility easement running from Bear Hollow Road to the South property line of the above tract and then subject to the above property running through the Southwest corner to a 1.48 Barbara Wade tract, Property Map 30 Parcel 231, described as follows:

Beginning at a point in the center of Bear Hollow Road, the Northeast corner of Roy J. Miller (Deed Book 6479 page 470 R.O.D.C.) Property Map 29 Parcel 337 and the Northwest corner of In Soon Gary (ref. Deed Book 8215 page 84 R.O.D.C.) Property Map 30 Parcel 212, thence leaving Bear Hollow Road and with the center of a 50 foot ingress-egress and utility easement running with the common line of Miller and Gary South 53 degrees 27 minutes 20 seconds West 110.71 feet to a point; thence with a curve to the left having the following characteristics: delta=127 degrees 19 minutes 56 seconds ; radius=51.97 feet; arc=115.50 feet; tangent=105.00 feet; chord=South 10 degrees 12 minutes 38 seconds East 93.16 feet to a point; thence with a curve to the right having the following characteristics:

delta= 102 degrees 45 minutes 34 seconds ; radius=63.91 feet; arc=114.62 feet; tangent=80.00 feet; chord= South 22 degrees 29 minutes 50 seconds East 99.87 feet to a point; thence South 28 degrees 52 minutes 57 seconds West 384.04 feet to a point; thence with a curve to the left having the following characteristics: delta= 59 degrees 11 minutes 28 seconds; radius=158.46 feet; arc=163.70 feet; tangent =90.00 feet; chord= South 00 degrees 42 minutes 47 seconds East 156.52 feet to a point; thence South 30 degrees 18 minutes 31 seconds East 29.74 feet to a point; thence with a curve to the right having the following characteristics: delta=68 degrees 31 minutes 24 seconds; radius=202.52 feet; arc=242.21 feet; tangent=137.95 feet ; chord= South 03 degrees 57 minutes 11 seconds West 228.03 feet to a point; thence South 38 degrees 12 minutes 53 seconds West 57.81 feet to a point; thence with a curve to the left having the following characteristics: delta=87 degrees 46 minutes 36 seconds ; radius=109.19 feet; arc=167.28 feet; tangent=105.03 feet; chord= South 05 degrees 40 minutes 25 seconds East 151.40 feet to a point; thence South 49 degrees 33 minutes 43 seconds East 44.72 feet to a point; thence with a curve to the right having the following characteristics: delta= 11 degrees 44 minutes 06 seconds ; radius=338.33 feet; arc=69.30 feet; tangent=34.77 feet; chord=South 43 degrees 41 minutes 57 seconds East 69.18 feet to a point in the North line of Thomas E. Ray (ref. Deed Book 10395 page 488 R.O.D.C.) Property Map 30 Parcel 50; thence leaving Miller and Gary and running through the Ray property as described in Deed Book 6909 page 350 R.O.D.C. with a curve to the right having the following characteristics: delta=05 degrees 08 minutes 52 seconds ; radius=338.33 feet; arc=30.40 feet; tangent=15.21 feet; chord= South 35 degrees 14 minutes 32 seconds East 30.39 feet to a point; thence South 32 degrees 40 minutes 45 seconds East 329.27 feet to a point; thence with a curve to the left having the following characteristics: delta=54 degrees 40 minutes 35 seconds ; radius=162.03 feet ; arc=154.63 feet ; tangent=83.77 feet ; chord=South 60 degrees 01 minutes 03 seconds East 148.83 feet to a point; thence South 87 degrees 21 minutes 20 seconds East 122.96 feet to a point; thence with a curve to the left having the following characteristics: delta=43 degrees 06 minutes 05 seconds ; radius=135.70 feet; arc=102.09 feet; tangent=53. 59 feet; chord=North 71 degrees 05 minutes 37 seconds East 99.70 feet to a point in the West line of Donald R. Buck (ref. Deed Book 10819 page 663 R.O.D.C.); thence leaving Ray and running through Buck's Northwest corner as described in Deed Book 7024 page 725 R.O.D.C. with a curve to the left having the following characteristics: delta= 22 degrees 14 minutes 11 seconds ; radius 135.70 feet; arc=52.67 feet; tangent=26.67 feet; chord=North 38 degrees 25 minutes 30 seconds East 52.34 feet to a point; thence North 27 degrees 18 minutes 24 seconds East 152.02 feet to a point; thence with a curve to the right having the following characteristics: delta= 51 degrees 11 minutes 06 seconds ; radius=93.95 feet; arc=83.93 feet; tangent=45.00 feet; chord= North 52 degrees 53 minutes 57 seconds East 81.17 feet to a point; thence North 78 degrees 29 minutes 30 seconds East 210.11 feet to a point; thence with a curve to the left having the following characteristics: delta=39 degrees 06 minutes 06 seconds; radius=139.80 feet; arc=95.41 feet; tangent=49.64 feet; chord=North 58 degrees 56 minutes 27 seconds East 93.56 feet to a point; thence North 39 degrees 23 minutes 24 seconds East 6.25 feet to a point in the South line of a Barbara K. Wade tract (ref. Deed Book 7059 page 178 R.O.D.C.) Property Map 30 Parcel 216; thence leaving Buck and running through Wade's property North 39 degrees 23 minutes 24 seconds East 120.11 feet to a point; thence North 37 degrees 20 minutes 06 seconds East 86.20 feet to a point; thence North 28 degrees 46 minutes 10 seconds East 157.56 feet to a point; thence North 20 degrees 41 minutes 03 seconds East 64.44 feet to a point; thence North 08 degrees 36 minutes 11 seconds West 181.22 feet to a point in the South line of the above tract (located North 86 degrees 52 minutes 20 seconds West 210.00 feet from the above tract's Southwest corner); thence being subject to the 50 foot ingress-egress and utility easement running through the Southwest corner of the above tract North 08 degrees 36 minutes 11 seconds West 47.99 feet to a point; thence North 46 degrees 28 minutes 36 seconds West 35.06 feet to a point in the East line of a Barbara K. Wade 1.48 acre tract (ref. Deed Book 10150 page 26 R.O.D.C.) Property Map 30 Parcel 231(located North 02 degrees 28 minutes 08 seconds East 69.71 feet from the above tract's Southwest corner.

Tract II: Barbara Wade 1.48 acres off Bear Hollow Road, Property Map 30 Parcel 231

Being a tract of land as shown on Property Map 30, Assessor's Office and lying wholly within the 3rd Councilmanic District of Davidson County, Metropolitan Nashville, Tennessee.

Lying South of Bear Hollow Road, bounded in general by Barbara K. Wade on the North and East (Property Map 30 Parcel 36); Barbara K. Wade on the South (Property Map 30 Parcel 216) and West (Property Map 30 Parcel 229), more particularly described as follows:

Commencing at an existing iron pin on the South side of Bear Hollow Road in the West line of James Randall (ref. Instrument No. 20040220 page 19853 R.O.D.C.- Property Map 30 Parcel 207) thence with Randall's West line South 02 degrees 28 minutes 08 seconds West 377.34 feet to an existing iron pin; thence with Randall's South line South 86 degrees 52 minutes 20 seconds East 117.60 feet to a point in the West line of a Barbara K. Wade 2.32 acre tract (ref. Deed Book 10051 page 644 R.O.D.C. Property Map 30 Parcel 36; thence leaving Randall and with Wade's West line South 02 degrees 28 minutes 08 seconds West 50.00 feet to a point, the true point of beginning for the following described tract: thence continuing with Wade's South line South 86 degrees 52 minutes 20 seconds East 103.58 feet to a point; thence South 02 degrees 28 minutes 08 seconds West 89.39 feet to a point; thence South 86 degrees 52 minutes 20 seconds East 160,00 feet to a point; thence South 02 degrees 28 minutes 08 seconds West 210.00 feet to a point; in the North line of a Barbara K. Wade tract (ref. Deed Book 7059 page 178 R.O.D.C.) Property Map 30 Parcel 216; thence with Wade's North line North 86 degrees 52 minutes 20 seconds West 263.58 feet to an existing iron pin, the Southeast corner of Barbara K. Wade's 2.85 acre tract (ref. Deed Book 10150 page 26 R.O.D.C.) Property Map 30 Parcel 216; thence with Wade's second tract North 02 degrees 28 minutes 08 seconds East 299.39 feet to the true point of beginning, containing 1.48 acres, more or less, and being the Barbara K. Wade's property as described in Deed Book 10150 page 26.

In favor of the above property is a non exclusive 50 foot ingress egress and utility easement running from Bear Hollow Road to the East property line of the above tract and then subject to the above property running through the above tract to a 2.85 acre Barbara Wade tract, Property Map 30 Parcel 229 described as follows:

Beginning at a point in the center of Bear Hollow Road, the Northeast corner of Roy J. Miller (Deed Book 6479 page 470 R.O.D.C.) Property Map 29 Parcel 337 and the Northwest corner of In Soon Gary (ref. Deed Book 8215 page 84 R.O.D.C.) Property Map 30 Parcel 212; thence leaving Bear Hollow Road and with the center of a 50 feet ingress-egress and utility easement running with the common line of Miller and Gary South 53 degrees 27 minutes 20 seconds West 110.71 feet to a point; thence with a curve to the left having the following characteristics: delta-127 degrees 19 minutes 56 seconds ; radius-51.97 feet; arc-115.50 feet; tangent- 105.00 feet; chord-South 10 degrees 12 minutes 38 seconds East 93.16 feet to a point; thence with a curve to the right having the following characteristics:

delta- 102 degrees 45 minutes 34 seconds; radius-63.91 feet; arc-114.62 feet; tangent 80.00 feet; chord-South 22 degrees 29 minutes 50 seconds East 99.87 feet to a point; thence South 28 degrees 52 minutes 57 seconds West 384.04 feet to a point; thence with a curve to the left having the following characteristics: delta- 59 minutes 11 minutes 28 seconds ; radius-158.46 feet ; arc-163.70 feet ; tangent-90.00 feet ; chord-South 00 degrees 42 minutes 47 seconds East 156.52 feet to a point; thence South 30 degrees 18 minutes 31 seconds East 29.74 feet to a point; thence with a curve to the right having the following characteristics: delta- 68 degrees 31 minutes 24 seconds ; radius-202.52 feet ; arc-242.21 feet ; tangent-137.95 feet ; chord= South 03 degrees 57 minutes 11 seconds West 228.03 feet to a point; thence South 38 degrees 12 minutes 53 seconds West 57.81 feet to a point; thence with a curve to the left having the following characteristics: delta=87 degrees 46 minutes 36 seconds ; radius-109.19 feet; arc-167.28 feet; tangent-105.03 feet; chord- South 05 degrees 40 minutes 25 seconds East 151.40 feet to a point; thence South 49 degrees 33 minutes 43 seconds East 44.72 feet to a point; thence with a curve to the right having the following characteristics: delta-11 degrees 44 minutes 06 seconds ; radius-338.33 feet; arc-69.30 feet; tangent-34.77 feet; chord-South 43 degrees 41 minutes 57 seconds East 69.18 feet to a point in the North line of Thomas E. Ray (ref. Deed Book 10395 page 488 R.O.D.C.) Property Map 30 Parcel 50; thence leaving Miller and Gary and running through the Ray property as described in Deed Book 6909 Page 350 R.O.D.C. with a curve to the right having the following characteristics: delta=05 degrees 08 minutes 52 seconds ; radius-338.33 feet ; arc-30.40 feet ; tangent 15.21 feet ; chord=South 35 degrees 14 minutes 32 seconds East 30.39 feet to a point; thence South 32 degrees 40 minutes 45 seconds East 329.27 feet to a point; thence with a curve to the left having the following characteristics: delta- 54 degrees 40 minutes 35 seconds ; radius-162.03 feet ; arc-154.63 feet; tangent-83.77 minutes; chord=South 60 degrees 01 minutes 03 seconds East 148.83 feet to a point; thence South 87 degrees 21 minutes 20 seconds East 122.96 feet to a point; thence with a curve to the left having the following characteristics: delta=43 degrees 06 minutes 05 seconds; radius-135.70 feet; arc=102.09 feet ; tangent-53.59 feet ; chord=North 71 degrees 05 minutes 37 seconds East 99.70 feet to a point in the West line of Donald R. Buck (ref. Deed Book 10819 page 663 R.O.D.C.); thence leaving Ray and running through Buck's North West corner as described in Deed Book 7024 page 725 R.O.D.C. with a curve to the left having the following characteristics : delta=22 degrees 14 minutes 11 seconds ; radius- 135.70 feet ; arc-52.67 feet; tangent 26.67 feet ; chord-North 38 degrees 25 minutes 30 seconds East 52.34 feet to a point; thence North 27 degrees 18 minutes 24 seconds East 152.02 feet to a point; thence with a curve to the right having the following characteristics: delta- 51 degrees 11 minutes 06 seconds ; radius-93.95 feet ; arc-83.93 feet ; tangent 45.00 feet ; chord=North 52 degrees 53 minutes 57 seconds East 81.17 feet to a point; thence North 78 degrees 29 minutes 30 seconds East 210.11 feet to a point; thence with a curve to the left having the following characteristics: delta-39 degrees 06 minutes 06 seconds ; radius-139.80 feet; arc-95.41 feet ; tangent- 49.64 feet ; chord-North 58 degrees 56 minutes 27 seconds East 93.56 feet to a point; thence North 39 degrees 23 minutes 24 seconds East 6.25 feet to a point in the South line of a Barbara K. Wade tract (ref. Deed Book 7059 page 178 R.O.D.C.) Property Map 30 Parcel 216; thence leaving Buck and running through Wade's property North 39 degrees 23 minutes 24 seconds East 120.11 feet to a point; thence North 37 degrees 20 minutes 06 seconds East 86.20 feet to a point; thence North 28 degrees 46 minutes 10 seconds East 157.56 feet to a point; thence North 20 degrees 41 minutes 03 seconds East 64.44 feet to a point; thence North 08 degrees 36 minutes 11 seconds West 181.22 feet to a point in the South line of Barbara K. Wade's 2.32 acre tract, Property Map 30 Parcel 36 (located North 86 degrees 52 minutes 20 seconds West 210.00 feet from Parcel 36's Southwest corner); thence running through Wade's 2.32 acre tract, North 08 degrees 36 minutes 11 seconds West 47.99 feet to a point; thence North 46 degrees 28 minutes 36 seconds West 35.06 feet to a point in the East line of the above tract; thence being subject to the 50 feet ingress-egress and utility easement running through the above tract North 46 degrees 28 minutes 36 seconds West 53.97 feet to a point; thence North 87 degrees 21 minutes 44 seconds West 81.28 feet to a point; thence South 79 degrees 32 minutes 06 seconds West 63.10 feet to a point; thence North 76 degrees 11 minutes 53 seconds West 77.95 feet to a point in the East line of a Barbara K. Wade 2.85 acre tract (ref. Deed Book 10150 page 26 R.O.D.C.) Property Map 30 Parcel 229 (located North 02 degrees 28 minutes 08 seconds East 104.29 feet from the above tract's Southwest corner.

Compiled from surveys by Randolph L. Chapdelaine R.L.S. No. 1444 in 1985 and by surveys by others.

Being the same property conveyed to Grace A. Hazar, an unmarried person by Warranty deed from Matthew Exum, husband and wife, and Shelly Exum of record in Instrument No. 20170810-0082046 Register's Office for Davidson County, Tennessee, dated August 04, 2017 and recorded on August 10, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3723 Bear Hollow Rd, Joelton, TN 37080**

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 our hands this the 24 day of June, 2022

Grace A. Hazar

Mark Kendree

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Grace A. Hazar,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of June, 2022

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Kendree,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of June, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 06/29/2022 ____ (date of document).

Affiant Signature

06/29/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025