Karen Johnson Davidson County
Batch# 882622 DEEDWARR
06/30/2022 03:35:30 PM 4 pgs
Fees: $23.00 Taxes: $3,598.25
20220630-0076271

WARRANTY DEED

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires July 18, 2023

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $972,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Erin E. Wilder and Kyle G. Cummings, wife and husband	New Owner	4-22 4-225 4-57
(NAME)	(NAME)	
8330 Riley Adcock Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20221047

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, **Edward P. Kister, III and Sharon R. Kister** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Erin E. Wilder and Kyle G. Cummings, 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. :

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows:

Tract One (Map 004-00-0 Parcel 022.00):

Land in the 14th Civil District of Davidson County, Tennessee, and a portion of that property conveyed to James A. Pritchett in DB 20040623 0074279, R.O.D.C.T.; More accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 10/24/16 as follows:

Beginning at a set iron pin in the westerly margin of Riley Adcock Road, said pin being the most southeast corner to herein described tract; Thence now leaving said margin with a new line N 41°48'09" E, 1075.52' to an existing iron pin, said pin being a common corner to Sandra Baxter in DB 8895, PG 532 R.O.D.C.T.; Thence with said Baxter for the next two calls: S 80°35'52" W, 150.00' to an existing iron pin; Thence N 09°24'08" W, passing an existing witness pin at 80.10' a total of 130.00' to a point in the center of Sycamore Creek; Thence leaving said Baxter with said creek for the next three calls: N 29°35'52" E, 320.00'; Thence N 72°35'52" E, 210.00'; Thence S 56°54'08" E, 450.00'; Thence S 50°08'36" E, then leaving said creek 615.52' to a point in the east edge of sycamore creek; Thence S 07°48'08" E, 813.77' to an existing iron pin on the east side of said creek and the northerly margin of Riley Adcock Road; Thence with said margin for the next two calls: N 53°42'40" W, 255.35' to an existing iron pin; Thence with a curve to the left (I= 47°54'31", R= 285.53' & CB= N 77°53'48" W, 231.85'), L= 238.75' to the point of beginning containing 19.283 acres.

The above described tract is severed by ingress and egress crossing tract one on the same survey, more accurately described as follows:

Beginning at a set iron pin in the northwesterly margin of Riley Adcock Road, said pin being the most easterly northeasterly corner of said tract one; Thence with said margin and a curve to the left (I= 13°13'42", R= 285.53' & L= 65.92'), CB= S 71°32'05" W, 65.78'; Thence now leaving said margin N 33°07'05" E, 62.55' to a point in the southwesterly line of the above described tract; Thence with the common line of tracts one and two S 41°48'09"E, 42.33 to the point of beginning.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

Being the same property conveyed to Edward Kister, by deed dated 11/18/2016, from James A. Pritchett and Donna D. Pritchett, of record in Instrument No. 20161201-0126085, Register's Office for said County.

Tract Two (Map 004-00-0 Parcel 057.00)

Certain real property situate in Davidson County, Tennessee, and described as follows:

Beginning at an existing pin located in the easterly margin of Riley Adcock Road, said pin being the northwesterly corner of the property conveyed to Joyce Baxter Butler by Instrument No. 20021025-130751 of record in the Register's Office for Davidson County, Tennessee: thence with the easterly margin of Riley Adcock Road the following courses: N 29°58'50"E 103.34 feet to an iron pin along a curve to the right (D=96°03'13"; R=235.53 feet) a distance of 394.85 feet to an iron pin; S 53°57'53"E, 384.93 feet, crossing the South Fork of Sycamore Creek, to a point on the east side of the South Fork of Sycamore Creek; thence S 11°26'10"E 104.74 feet to a point on the east side of the South Fork of Sycamore Creek; thence, crossing said creek S 80°35'26"W 296.00 feet, to an iron pin; thence N 31°05'34"W 322.54 feet to an iron pin; thence S 32°25'26"W 141.10 feet to an iron pin; thence N 73°11'47"W 200.65 feet to the point of beginning, containing 3.47 acres, more or less.

And also subject to the following:

Easement and Right of Entry appearing of record in Instrument No. 20120611-0050659, Register's Office for said County.

Ingress and Egress Easement appearing of record in Book 8233, page 105, Register's Office for said County.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

Being the same property conveyed to Edward Kister, by deed dated 06/01/2021, from Jesse O. Adcox and Brenda J. Adcox, of record in Instrument No. 20210602-0073758, Register's Office for said County.

Also being the same property conveyed to Jesse O. Adcox and Brenda J. Adcox, by deed dated 09/05/2006, from Mary Ruth Devine, of record in Instrument No. 20060912-0113046 and re-recorded in Instrument No. 20060921-0117138, Register's Office for said County.

Tract 3 (Map 004-00-0 Parcel 225.00)

Land situated in the 14th Civil District of Davidson County, Tennessee, to wit:

Beginning at a set iron pin in the westerly margin of Riley Adcock Road, said pin being the most northeast corner of the Mary Cline Subdivision, Instrument No. 20040527-0062251, R.O.D.C.T. and the most southeast corner to herein described tract; thence now leaving said margin with the line of said Mary Cline Subdivision, N 54 deg. 50' 04" W, 554.34 feet to an existing iron pin in the line of Sandra Baxter in DB 8895, Page 532, R.O.D.C.T.; thence now leaving said Mary Cline Subdivision with said Baxter N 09 deg. 23' 26" W, 594.56 feet to an existing iron pin; thence now leaving said Baxter with a new line S 41 deg. 49' 09" E, 1075.52 feet to a set iron pin in the westerly margin of previous said Riley Adcock Road; thence with said margin and a curve to the left (I= 47 deg. 54' 31", R= 285.53' & CB= S58 deg. 00' 57" W, 196.56 feet, L= 200.67 feet) to the point of beginning, containing 5.034 acres.

The above description is subject to a septic overflow easement as shown on the plat of the Mary Cline Subdivision.

The above described tract is subject to ingress and egress serving Tract Two on the same survey, described as follows:

Beginning at a set iron pin in the northwesterly margin of Riley Adcock Road, said pin being the most easterly northeasterly corner of said tract one; thence with said margin and a curve to the left (I= 13 deg. 13' 42", R= 285.53 feet & L= 65.92 feet) CB= S 71 deg. 32' 05" W, 65.78 feet; thence now leaving said margin N 33 deg. 07' 05" E, 62.55 feet to a point in the southwesterly line of the above described tract; thence with the common line of tracts one and two, S 41 deg. 48' 09" E, 42.33 feet to the point of beginning.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

Being the same property conveyed to Edward P. Kister, III, and Sharon R. Kister, husband and wife, by deed dated 06/29/2018, from James A. Pritchett and wife, Donna D. Pritchett, of record in Instrument No. 20180703-0064449, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 8330 Riley Adcock Road, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of June, 2022

Edward P. Kister, III

Sharon R. Kister

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Edward P. Kister, III and Sharon R. Kister, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of June, 2022.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
July 18, 2023

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-30-22.

Affiant Signature

6-30-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 30 day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY