Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Joseph Derrick
9600 S Harpeth Rd
Nashville, Tennessee 37221

MORTGAGEE:

Karen Johnson Davidson County
Batch# 886611 **DEEDWARR**
07/11/2022 08:43:59 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220711-0079189

SEND TAX BILL TO:
Owner

MAP 168-0
GROUP
PARCEL 0166.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Phillip Derrick, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Joseph Derrick and Teresa Derrick, husband and wife**, 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:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **9600 S Harpeth Rd, Nashville, Tennessee 37221.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the **5th** day of **July, 2022.**

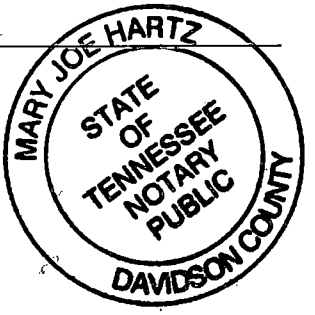
Phillip Derrick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Phillip Derrick, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of July, 2022.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 9/2/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $475,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of July, 2022.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 9/2/2024

#22-9629

EXHIBIT A

(Legal Description)

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey dated 4/20/75, as follows:

Beginning at a point on the southwesterly margin of South Harpeth Road; thence South 61 deg. 59 min. West 34.0 feet to a point; thence South 84 deg. West 72.4 feet to an iron pin; thence North 80 deg. 26 min. West 177.2 feet to an iron pin; thence North 75 deg. 54 min. West 230.1 feet to an iron pin; thence South 01 deg. 15 min. East 195 feet to an iron pin; thence North 88 deg. 55 min. West 236.7 feet to an iron pin; thence South 80 deg. 05 min. West 49.0 feet to an iron pin; thence North 01 deg. 37 min. West 52.0 feet to an iron pin; thence North 84 deg. 37 min. West 44.0 feet to an iron pin; thence North 85 deg. 27 min. West 199.6 feet to an existing iron pin; thence North 03 deg. 45 min. East 39.4 feet to an existing iron pin, thence South 85 deg. 29 min. East 194.7 feet to an iron pin; thence North 01 deg. 15 min. West 190.7 feet to a post in a fence; thence with said fence, South 86 deg. 13 min. 694.8 feet to a post; thence South 60 deg. 45 min. East 100.1 feet to an iron pin; thence South 49 deg. 55 min. East 49.4 feet to an iron pin in the southwesterly margin of South Harpeth Road, the point of beginning.

Subject to Dedication of 40 Foot Driveway Easement, of record at Book 8859, page 39, Davidson County Register of Deeds.

Being the same property conveyed to Edward H. Derrick and wife, Shirley A. Derrick and son, Phillip A. Derrick, unmarried, by Quitclaim Deed from Edward H. Derrick and wife, Shirley A. Derrick, of record in Instrument No. 20040309-0027194, dated 2/26/2004, Register's Office for Davidson County, Tennessee. Edward H. Derrick died on 12/27/ 2006, leaving Shirley A. Derrick as surviving Tenant by the Entirety as to his share of the ownership of the property. Shirley A. Derrick died on 09/19/2014. Debbie Reale, Vicky Nolan, Dorothy Barrett, Joe Derrick, Jennifer Spiceland, David Derrick, Michelle Banks, Kelly Carter, Melissa Smith, Stacie Timmons, Jacqueline Weatherly, and Phillip Derrick are the sole living heirs of Shirley A. Derrick and of Edward H. Derrick, according to Affidavit of Heirship filed at Instrument No. 20160328-0028980, Davidson County Register of Deeds. Being further and last conveyed to Phillip Derrick by Debbie Reale, Vicky Nolan, Dorothy Barrett, Joe Derrick, Jennifer Spiceland, David Derrick, Michelle Banks, Kelly Carter, Melissa Smith, Stacie Timmons, Jacqueline Weatherly, and Phillip Derrick, by Quitclaim Deed of record at Instrument No. 20160328-0028981, Davidson County Register of Deeds.