WARRANTY DEED

Karen Johnson Davidson County
Batch# 890361 DEEDWARR
07/18/2022 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20220718-0081977

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-20-2024
(AFFIX SEAL)

REBECCA G. BURKHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-071257

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James M. Bledsoe, Jr. and Lee Ann Crossman	James M. Bledsoe, Jr. and Lee Ann Crossman	
(NAME)	(NAME)	
3755 Bear Hollow Road	3755 Bear Hollow Road	029-00-0-337
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($385,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SANDRA BLEDSOE AND JAMES M. BLEDSOE, SR., HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES M. BLEDSOE, JR. AND LEE ANN CROSSMAN, AS TENANTS IN COMMON,** 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 estate in the 14th Civil District, Davidson County, Tennessee, as follows:

TRACT 1: Beginning at a point in the center of Bear Hollow Road, being 1008.85 feet along centerline from the east line of Book 636, Page 65, Register's Office for Davidson County, Tennessee; then with said centerline, with a curve to the left, delta of 04° 30' 25", radius of 1271.24 feet, a distance of 100.00 feet; then South 83° 27' 04" East 276.53 feet to a point; then with the center of a 50 foot egress and ingress easement, with the west line of an 11.53 acre tract, South 53° 27' 20" West 110.71 feet to a point; then with a curve to the left, delta of 127° 19' 56", radius of 51.97 feet, a distance of 115.50 feet; then with a curve to the right, delta of 102° 45' 34", radius of 63.91 feet, a distance of 114.62 feet; then South 28° 52' 57" West 384.04 feet; then with a curve to the left, delta of 59° 11' 28", radius of 158.46 feet, a

distance of 163.70 feet; then South 30° 18' 31" East 29.74 feet; then with a curve to the right, delta of 68° 31' 24", radius of 202.52 feet, a distance of 242.21 feet; then with a curve to the left, delta of 73° 55' 10", radius of 197.19 feet, a distance of 254.40 feet; then South 35° 42' 17" East 48.74 feet to a point in the north line of Book 5294, Page 753, said Register's Office; then with same, leaving easement, South 87° 39' 03" West, passing an iron pin at 29.93 feet, in all a distance of 87.42 feet to an iron pin, northeast corner of Book 3701, Page 556, said Register's Office; then with same, South 89° 22' 46" West 339.77 feet to an iron pin; then with the east line of a 12.58 acre tract, North 07° 13' 44" East 639.26 feet to an iron pin, North 13° 40' 01" East, passing the southeast corner of a 5.00 acre tract at 223.48 feet, in all a distance of 712.54 feet to the beginning, containing 10.67 acres, more or less, according to a survey by Randolph L. Chapdelaine dated January 8, 1985.

The above described tract is subject to 25 foot of a 50 foot wide ingress and egress easement bounding the east side of said tract.

TRACT 2: Beginning at an iron pin in the southwest corner of the tract described above, the same being the north line of Book 3701, Page 556, Register's Office for Davidson County, Tennessee; then South 89° 22' 46" West 553.04 feet to an iron pin; then with the east line of a 10.03 acre tract, North 3° 50' 04" West 1087.87 feet to an iron pin; then North 77° 44' 40" East 347.64 feet to an iron pin; then South 3° 50' 04" West 279.32 feet to an iron pin; then North 89° 22' 46" East 420.33 feet to an iron pin in the west line of the tract described above; then with the west line of said tract, North 13° 40' 01" West 223.48 feet to an iron pin and South 7° 13' 44" East 639.26 feet to the beginning, containing 12.58 acres, more or less, according to a survey by Randolph L. Chapdelaine dated January 8, 1985.

Being part of the same property conveyed to David Wade and James I. Caldwell, III by Warranty Deed from Clyde Filmore Baxter, dated 01/03/1985 and recorded 01/07/1985, of record in Book 6468, Page 840, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy Jefferson Miller and wife, Sandra Kaye Miller by Installment Deed from David Wade and James I. Caldwell, III, dated 01/19/1985 and recorded 01/23/1985, of record in Book 6479, Page 470, Register's Office for Davidson County, Tennessee.

The said Roy Jefferson Miller died on 06/26/2013, leaving the said Sandra Kaye Miller the sole surviving tenant by the entirety.

Sandra Kaye Miller is now known as Sandra Bledsoe having since married James M. Bledsoe, Sr.

Sandra Kaye Miller and Sandra Bledsoe are one and the same person.

James M. Bledsoe, Sr. joins in this conveyance to transfer any marital interest he may have in the property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3755 Bear Hollow 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 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 my/our hand(s) this the 7th day of July, 2022

Sandra Bledsoe
Sandra Bledsoe

James M Bledsoe Sr
James M. Bledsoe, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2022, before me personally appeared Sandra Bledsoe and James M. Bledsoe, Sr. to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 7th day of July, 2022.

Commission Expires: 11-20-2023

Notary Public

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 July 7, 2022.

Affiant
Date: July 8, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of July 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON