# WARRANTY DEED

Karen Johnson Davidson County
Batch# 890803 **DEEDWARR**
07/19/2022 10:26:13 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20220719-0082593

DM-DMR-22-1031

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAR

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Else Blake** | New Owner | |
| (NAME) | (NAME) | **085 009.00** |
| **1031 Garland Hollow Rd** | | **088-00-0-008.00** |
| (ADDRESS) | (ADDRESS) | |
| **Pegram, TN 37143** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DUSTIN SHADOWENS AND CHARLE J. SHADOWENS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELSE BLAKE, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **CHEATHAM** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land lying in the Eighth Civil District of Davidson County, Tennessee, and in the Ninth Civil District of Cheatham County, Tennessee, and described as Tracts Nos. 18, 19 and 20 of the John T. Hailey, Jr., and Anne S. Hailey Property, as described according to a survey by Rex Northcut, Registered Land Surveyor, License No. 77, dated May 6, 1996, as follows: Beginning at a point in the center of Garland Hollow Road at the Northwest corner of the Charles McCoy Property, same being the Southwest corner of the herein described property; thence, with said center of road the following calls: North 20 degrees 12 minutes 53 seconds West 175.14 feet; North 36 degrees 31 minutes 14 seconds West 36.48 feet to a point on the South margin of a proposed 50.00 wide right-of-way at the Northwest corner of the herein described tract; thence, leaving said center of road and with the South margin of a proposed 50.00 foot wide right-of-way North 44 degrees 16 minutes 00 seconds East 58.61 feet to a metal pin; thence, North 44 degrees 16 minutes 00 seconds East 426.50 feet to a metal pin; thence, North 44 degrees 16 minutes 00 seconds East 63.51 feet to a metal pin; thence, North 56 degrees 40 minutes 21 seconds East 168.12 feet to a metal pin; thence, North 68 degrees 17 minutes 38 seconds East 196.89 feet to a metal pin; thence, North 68 degrees 17 minutes 41 seconds East 360.03 feet to a metal pin, thence Northeast corner of the herein described tract; thence, leaving said South margin of a proposed 50.00 foot wide right-of-way, South 22 degrees 31 minutes 48 seconds East 847.24 feet to a metal pin in the North line of the Austin Powder Property at the Southeast corner of the herein described tract; thence, South 56 degrees 07 minutes 23 seconds West 98.72 feet to a point; thence, South 58 degrees 33 minutes 41 seconds West 113.89 feet to a point; thence, South 60 degrees 45 minutes 43 seconds West 164.89 feet to a point; thence, South 70 degrees 14 minutes 43 seconds West 26.44 feet to a metal pin at the Northeast corner of the Larry Anderson Property; thence, South 59 degrees 57 minutes 22 seconds West 64.99 feet to a point; thence, South 59 degrees 57 minutes 22 seconds West 284.99 feet to a point; thence, North 82 degrees 42 minutes 51 seconds West 83.68 feet to a point; thence, North 20 degrees 29 minutes 45 seconds West 445.53 feet to a point; thence, South 68 degrees 59 minutes 15 seconds West 391.41 feet to a metal pin on the East margin of said road; thence, leaving said East margin South 68 degrees 59 minutes 15 seconds West 30.00 feet to the point of beginning.

Being the same property conveyed to Dustin Shadowens and Charle J. Shadowens, husband and wife, by Warranty Deed from Brian Allen and Sarah Allen, husband and wife, of record in Record Book 601, Page 2085, in the Register's Office of Cheatham County, Tennessee, dated July 31, 2020 and recorded on March 31, 2022. Also recorded in Instrument No. 20200812-0090121, in the Register's Office of Davidson County, Tennessee, dated July 31, 2020 and recorded on August 12, 2020.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Survey for Marv Shilling, as recorded in Instrument No. 20010511-0048988 (Davidson County).
- Easement for Utility, recorded in Survey Easement Ut 1, Page 417 (Cheatham County).
- Easement for Driveway, recorded in Book 318, Page 139 (Cheatham County).

- Easement for Dedication of Access Road, recorded in Instrument No. 20010511-0048988 (Davidson County).
- Easement for Right of Way, recorded in Record Book 601, Page 2085 (Cheatham County) and Instrument No. 20200812-0090121 (Davidson County).
- Greenbelt Application recorded in Instrument No. 20090102-0000356; Instrument No. 20140226-0016623 and Instrument No. 20200918-0106944 in the Register's Office of Davidson County, Tennessee.
- Easement for the flow of the waters of Pond creek, and the rights of the public therein.
- Rights of upper and lower riparian owners to the flow of the waters of the Pond creek, free from diminution or pollution.
- Rights of the public to the use of that part of the land described herein within the bounds of Garland Hollow road.
- No coverage is provided as to the amount of acreage or square footage of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1031 Garland Hollow Rd, Pegram, Tennessee 37143**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th DAY OF JULY, 2022.

Dustin Shadowens

Charle J. Shadowens

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DUSTIN SHADOWENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/07/2023
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLE J. SHADOWENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/07/2023
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212