Karen Johnson Davidson County
Batch# 892238 DEEDWARR
07/21/2022 02:33:41 PM 5 pgs
Fees: $28.00 Taxes: $1,850.00
20220721-0083736

GENERAL WARRANTY DEED

FROM: WILLIAM WILSON,
Grantor

This instrument was prepared by:
Jeffrey R. King
Stites & Harbison, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

TO: CHERYL HARRIS, TRUSTEE,
Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map Parcel Numbers:
Cheryl Harris, Trustee O'Neil, Hagaman, LLC 3310 West End Avenue, Suite 400 Nashville, Tennessee, 37203	[New Owner]	024-00-0-212.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Five Hundred Thousand and No/100 Dollars ($500,000.00).

Cheryl Harris, Trustee
Affiant

SUBSCRIBED AND SWORN TO before me, this the 20th day of July, 2022.

Dana G. Dennis
Notary Public

My Commission Expires: March 7, 2023

DANA G. DENNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 7, 2023

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, WILLIAM WILSON, a single man, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto CHERYL

HARRIS, TRUSTEE FOR THE 8 TEN FARM TRUST ("Grantee"), her successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 4861 Brick Church Pike in Goodlettsville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, his heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, her successors and assigns, against the lawful claims of all persons whosoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[Remainder of page intentionally left blank. Signature on following page]

Witness my hand this 21 day of July, 2022.

WILLIAM WILSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julie Bostian, a Notary Public of said County and State, WILLIAM WILSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 21 day of July, 2022.

Notary Public

My Commission Expires: 10/22/2025

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Oct. 22, 2025

EXHIBIT A

Property Description

Tract I:

Land in the Second District of Davidson County, Tennessee, described according to a survey by Donald R. Carver, Surveyor, No. 271, dated September 30, 1981, as follows:

Beginning at a point in the center of Brick Church Pike, the northeast corner of Tract 4 as divided, thence North 37° 30' East for 98.00 feet to a 30" Elm tree; thence South 41° 00' East' for 98.00 feet to a post; thence South 71° 00' East 189.00 feet to a post in the existing corner of C.H. Phelan property; thence South 41° 00' West, for 64.00 feet to a point; thence South 57° 00' East for 100.00 feet to a point; thence South 16° 00' West for 103 feet to a point; thence South 31° 30' West for 100.00 feet to a point; thence North 69° 00' West for 31.00 feet to a point; thence North 23° 00' West for 224.00 feet to a mulberry stump; thence North 17° 00' West for 49.00 feet to a stone; thence South 85° 10' West for 40.00 feet to a point in the center of Brick Church Pike; thence North 29° 00' West for 275.00 feet to the point of beginning, containing 1.00 acre, more or less..

Tract II:

A certain tract or parcel of land in Davidson County, Tennessee, being Tract No. 6 and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated January 14, 1993 and revised June 11, 1993, as follows:

Tract 6: Beginning at an iron pin (new) in the margin of Brick Church Pike, a corner to Tract 3, this survey and being located from an iron pin (old), corner to Joe H. Hinton, along said pike, N 40° 45' 23" E 306.49 feet to said beginning point; thence from said beginning point and with the margin of said pike, N 40° 45' 23" E 30.00 feet to a point; thence, continuing with said margin and a curve to the left having a delta angle of 37° 19' 32", a radius of 199 .26 feet, an arc length of 129.81, and a chord of N 22° 05' 37', E 127.53 feet to a point in the margin of said pike, corner to C.H. Phelan (Deed Book 5831, page 265); thence, leaving said pike and the line of said Phelan for the next eight calls as follows: N 81° 02' 36" E 43.32 feet; thence S 12° 23' 56" E 49.00 feet; thence, S 18° 23' 56" E 224.00 feet; thence S 66° 50' 44" E 31.00 feet; thence N 33° 39' 16" E 100.00 feet; thence, N 18° 09' 16" E 103.00 feet; thence N 54° 50' 44" W 100.00 feet; thence, N 43° 09' 16" E 64.94 feet to a fence post; corner to said Phelan, and in the line of Tract 2, this survey; thence, S 32° 35' 57" E 90.00 feet to an iron pin (new); thence, N 87° 35' 20" E 44.87 feet to an iron pin (new) corner to tract 3, this survey; thence S 21° 38' 49" W 285.35 feet to an iron pin (new); thence, S 88° 19' 06 W 50.00 feet to an iron pin (new); thence, N 49° 14' 37" W 275.00 feet to the beginning, containing 1.01 acre, more or less.

Being the same property conveyed to WILLIAM WILSON, A SINGLE MAN, by deed from MACKENZIE BARKETT, MARRIED, dated February 14, 2018, of record in Instrument No. 20180215-0014941, said Register's Office.

EXHIBIT B

Encumbrances

1. Davidson County Taxes for 2022 constitute a lien but are not yet due and payable.

2. Easement for the flow of the water of Shaw Branch and the rights of the public therein.

3. Rights of upper and lower riparian owners to the flow of the water of Shaw Branch, free from diminution or pollution.

4. Easement(s) for Ingress/Egress/Utilities as referenced in instruments of record in Book 9086, Page 161 and Book 9086, Page 165, said Register's Office.

5. Agreement for Dedication of Easement for Private Water Service Line of record in Instrument No. 20170331-0031586, said Register's Office.