Karen Johnson Davidson County
Batch# 896437 DEEDWARR
08/01/2022 09:29:30 AM 4 pgs
Fees: $23.00 Taxes: $203.50
20220801-0086950

Name and Address of New Owner:
Michael A. Roddick and Sherri E. Roddick
0 Poplar Creek Road, Nashville, TN 37221

Send Tax Bills To: MICHAEL A. & SHERRI E. RODDICK
P.O. Box 210484
NASHVILLE, TN 37221

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North, Nashville, TN 37203

Map & Parcel No: 155 00 0 024.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Owen Wilson Herndon, Executor of Estate of Mary Herndon**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael A. Roddick and Sherri E. Roddick, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 155, ASSESSOR'S OFFICE, AND LYING WHOLLY WITHIN THE 35TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY POPLAR CREEK ROAD ON THE WEST; McCRORY LANE ON THE EAST; AND MARK W. SAUER ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET (N 627065.93 E 1677590.28) ON THE WEST SIDE OF McCRORY LANE (25' FROM THE CENTER), AND BEING THE NORTHEAST CORNER OF MARK W. SAUER (REF. INSTRUMENT #20181120 PAGE 0114283 R.O.D.C. - PROPERTY MAP 155 PARCEL 163); THENCE WITH SAUER'S NORTH LINE N88°58'17"W, PASSING A WITNESS IRON PIN SET AT 587.61', IN ALL 630.95' TO A POINT IN THE CENTER OF POPLAR CREEK ROAD; THENCE WITH THE CENTER OF POPLAR CREEK ROAD WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

RADIUS = 751.64'; ARC = 140.22'; DELTA = 10°41'20"; CHORD = N51°47'44"E 140.02' TO A POINT; THENCE N46°27'04"E 121.61' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

RADIUS = 936.67'; ARC = 204.25'; DELTA = 12°29'38"; CHORD = N52°41'54"E 203.85' TO A POINT AT THE INTERSECTION OF POPLAR CREEK ROAD AND McCRORY LANE; THENCE WITH THE CENTER OF McCRORY LANE S47°23'51"E 271.00' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

RADIUS = 581.46'; ARC = 159.17'; DELTA = 15°41'04"; CHORD = S39°33'19"E 158.67' TO A POINT IN THE CENTER OF McCRORY LANE;

THENCE LEAVING McCRORY LANE N88°58'17"W 30.00' TO THE POINT OF BEGINNING, CONTAINING 2.39 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. # 1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062, AND DATED OCTOBER 5, 2021.

Being part of the same property conveyed to Owen Wilson Herndon, by Executor's Quitclaim Deed from Owen Wilson Herndon, acting in his capacity as the Executor of the Estate of Mary Thomas Herndon, of record in Instrument No. 20210730-0103142, in the Register's Office for Davidson County, Tennessee, dated July 20, 2021 and recorded on July 30, 2021.

Being part of the same property conveyed to Mary T. Herndon, an undivided interest by the entirety, by Warranty Deed from Lewis Herndon, of record in Book 4019, Page 114, in the Register's Office for Davidson County, Tennessee, dated May 17, 1966 and recorded on May 23, 1966. Lewis Herndon died on December 17, 1975. Mary T. Herndon died testate on November 1, 2020, devising the subject property to Owen Wilson Herndon as Executor of her Last Will and Testament as shown in Case No. 20P2185, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

And being part of the same property conveyed to Lewis H. Herndon by Quitclaim Deed from Della Jones Hutton, of record in Book 2338, Page 537, in the Register's Office for Davidson County, Tennessee, dated August 21, 1954 and recorded on January 11, 1955.

And being part of the same property conveyed to Ward Jones by Warranty Deed from William Sawyer and wife, Pollyann Sawyer of record in Book 281, Page 255, in the Register's Office for Davidson County, Tennessee, dated October 6, 1899 and recorded on March 25, 1903. Ward Jones died on October 20, 1926, leaving his wife Mary Jones, and children Grover Cleveland Jones, Vernon Lynch Jones and Della Jones Hutton. Grover Cleveland Jones died on April 26, 1912. Mary Jones died on April 25, 1934, and Vernon Lynch Jones died on January 18, 1941.

This umimproved property known as 0 Poplar Creek Road, Nashville, TN 3722.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of July, 2022.

Estate of Mary Herndon

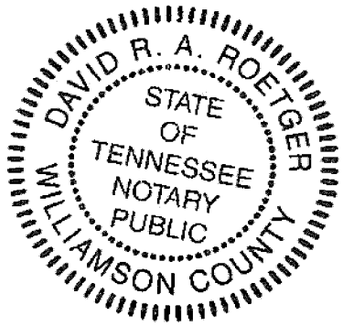
By: Owen Wilson Herndon (SEAL)
Owen Wilson Herndon, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2022, before me personally appeared Owen Wilson Herndon, Executor of Estate of Mary Herndon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of July, 2022.

Notary Signature
My commission expires: 6-21-25



AFFIDAVIT OF VALUE

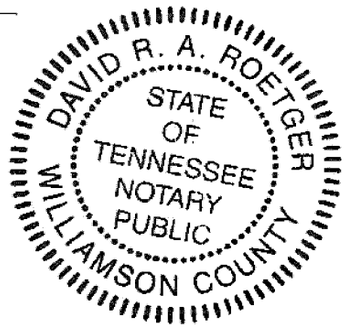
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of July, 2022.

Notary Public
My commission expires: 6-4-25
File No. 2022-5010-SK



Tennessee Certification of Electronic Document

I, Karla Lithey, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 7.29.2022 (date of document).

Affiant Signature

7.29.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 29th day of July, 2022.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25