Karen Johnson Davidson County
Batch# 898706 DEEDWARR
08/04/2022 10:47:30 AM 4 pgs
Fees: $23.00 Taxes: $314.50
20220804-0088812

Warranty Deed

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $85,000.00. Affiant Subscribed and sworn to before me, this the 28th day of July, 2022. Notary Public My commission expires: 5/9/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Duncan Rowe and Jeannie Rowe	Bank of Tennessee Attn. 2nd Floor Mortgage ~~New Owner(s)~~	025-00-0-223.00
214 Hasty Drive	100 Med Tech Pkwy	
Goodlettsville, TN 37072	Johnson City, TN 37604	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMIE WHITE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DUNCAN ROWE AND JEANNIE ROWE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract or parcel of land lying in the Tenth (10th) Council District of Davidson County, Tennessee; being a portion of Tract 3 as conveyed to David Rowe-Mabee and Hailey Rowe-Mabee from Kathleen Welch and Lauren Pyatt (Instrument 20201110-0132203) in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a 5/8-inch rebar found in the North centerline end of Hasty Drive of Solitude Acres Part 2, Section 2 as of record in Book 4300, Page 138; thence continuing with said right-of-way North 89 degrees 25 minutes 04 seconds West for a distance of 25.00 feet to a concrete monument found, being the Northwest corner of said right-of-way and the Northeast corner of Lot 41 Solitude Acres Part 2, Section 2; thence leaving said right-of-way and running with the North line of Lot 41 North 89 degrees 25 minutes 04 seconds West for a distance of 257.64 feet to a concrete monument found in the East line of Thomas Evans (Instrument 20171006-0102809), said point being the Northwest corner of Lot 41 and the Westernmost corner of the property described herein, thence leaving Lot 41 and running with Evans North 07 degrees 24 minutes 43 seconds East for a distance of 429.31 feet to a 5/8-inch rebar found, said point being the Southwest corner of Ellen Davis (Instrument 20190716-0069562) and the Northwest corner of the property described herein; thence leaving Evans and running with the South Line of Davis South 81 degrees 23 minutes 57 seconds East for a distance of 400.00 feet to a 5/8-inch rebar set, said point being the Northwest corner of the lands retained by the Grantors and the

Northeast corner of the property described herein; thence leaving Davis and creating a new severance line South 03 degrees 18 minutes 08 seconds West for a distance of 445.08 feet to a 5/8-inch rebar set in the North line of Tract 2 (Instrument 20201110-0132203), said point being a new corner of the lands retained by the Grantors and the Southeast corner of the properly described herein; thence running with Tract 2 North 84 degrees 13 minutes 59 seconds West for a distance of 145.48 feet to a 5/8-inch rebar found in the centerline of Hasty Drive in a curve to the left (Radius = 1239.41 feet, Length = 60.97), being a corner of Tract 2 and the Southwest corner of the property described herein; thence leaving Tract 2 and running with the centerline and East right-of-way of Hasty Drive and said curve a chord bearing of North 01 degrees 59 minutes 37 seconds West for a chord distance of 60.97 feet to the beginning and containing 4.02 Acres +/- according to survey performed by Ronald G Taylor, RLS No. 2123 of L.1.Smith & Associates, Inc. 475 Metroplex Drive, Suite 212 in Nashville, Tennessee 37211 on October 13, 2021, and further being shown as Tract 2 on the Plan of Rowe-Mabee Minor Subdivision of record in Instrument Number 20211216-0166282, Register's Office for Davidson County, Tennessee.

The above described property is served by a Shared Driveway Easement, which is described, as follows:

Shared Driveway Easement: Beginning at an iron pin (new), in the Easterly margin of Hasty Drive, said iron pin being located from a concrete monument (old), the Northwest corner of Lot 41, Solitude Acres, in the Easterly boundary of a tract of land which belongs to Donald A. Trivett, having a deed reference in Deed Book 10286, page 247, RODCT, South 89 degrees 24 minutes 03 seconds East, 282.64 feet; thence, South 02 degrees 00 minutes 27 seconds West, 60.96 feet, to the point of beginning, the Northwest corner of this Easement and continuing, with a new line, as follows: South 84 degrees 12 minutes 58 seconds East, 30.03 feet to an iron pin (new); thence, South 04 degrees 36 minutes 05 seconds West 50.01 feet to an iron pin (new), in the Northerly boundary of Lot 42, Solitude Acres, Section Two-Part Two, being a plat of record in Plat Book 4300, page 138, RODCT; thence, North 84 degrees 12 minutes 58 seconds West, passing a concrete monument (old), at the Northeast end of Hasty Drive, and continuing on in all, 30.00 feet to a rail road spike (new), in Hasty Drive; thence with a curve to the left, having a radius of 1239.41 feet, an arc distance of 50.01 feet, to the Point of Beginning, containing 0.03 acres, as surveyed by Steven E. Artz; Tennessee License No. 1708, d/b/a Steve E. Artz and Associates, Inc., 4799 Highway 41 North, Springfield, Tennessee, 37172, dated March 18, 2015.

Being a portion of the same property conveyed to Kathleen Welch and Laura A. Pyatt, as joint tenants with right of survivorship by Warranty deed from Doyle Jane Jones, married, as to an undivided two-thirds (2/3) interest, Joy Wylene McKee, as to a undivided one-third (1/3) interest of record in Instrument No. 20151214-0125225 Register's Office for Davidson County, Tennessee, dated December 10, 2015 and recorded on December 14, 2015.

Being a portion of the same property conveyed to David Rowe-Mabee and Hailey Rowe-Mabee, husband and wife by Warranty deed from Kathleen Welch, an unmarried woman and Lauren A. Pyatt of record in Instrument No. 20201110-0132203 Register's Office for Davidson County, Tennessee, dated November 03, 2020 and recorded on November 10, 2020.

Being the same property conveyed to Jamie White, an unmarried man by Warranty deed from David Rowe-Mabee and Hailey Rowe-Mabee, husband and wife of record in Instrument No. 20220110-0002562 Register's Office for Davidson County, Tennessee, dated December 30, 2021 and recorded on January 10, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 214 Hasty Drive, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of July, 2022.

Jamie White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 22nd day of July, 2022.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Mills, do hereby make oath that I am a licensed attorney and/or the 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 August 4, 2022 (date of document).

Affiant Signature

August 4, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025