Karen Johnson Davidson County
Batch# 902029 DEEDWARR
08/11/2022 11:32:30 AM 5 pgs
Fees: $28.00 Taxes: $7,020.75
20220811-0091400

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $1,897,500.00

Affiant

Subscribed and sworn to before me, this 11th day of August, 2022

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eric Scalzo **Adrienne Scalzo**	**F&M Bank**	**P/O 04900005200**
305 N. 9th St.	**2081 Wilma Rudolph Blvd**	
Nashville, TN 37206	**Clarksville, TN 37040**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

David O Huff and Linda Gail Thompson Jarrett and Stephen E Huff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Scalzo and Adrienne Scalzo, husband and wife

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:

Tract 1A:

Land in Davidson County, Tennessee, being a 13.586 more or less acre tract or parcel of land located in the 1st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to William H. Thompson, Jr. as evidenced by deed of record in Deed Book 8635, page 6, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated May 31, 2022, as follows:

Beginning at a ½" rebar set in the westerly margin of Buena Vista Pike (50' R-O-W), said point being at the northerly end of a return curve at the intersection of the westerly margin of Buena Vista Pike and the northerly margin of Dry Fork Road (30' R-O-W); Thence with said return curve to the right having a radius of 25.00 feet, a central angle of 90 Degrees 01 Minutes 08 Seconds, an arc length of 39.28 feet, a chord bearing and distance of South 33 Degrees 29 Minutes 23 Seconds West, 35.36 feet to a point; Thence with the northerly margin of Dry Fork Road the following calls:
South 78 Degrees 29 Minutes 57 Seconds West a distance of 7.23 feet to a point; Thence with a curve to the right having a radius of 85.00 feet through a central angle of 29 Degrees 54 Minutes 26 Seconds, an arc length of 44.37 feet, a chord bearing and distance of North 86 Degrees 32 Minutes 50 Seconds West, 43.87 feet to a point; Thence North 71 Degrees 35 Minutes 37 Seconds West a distance of 198.79 feet to a point; Thence with a curve to the left having a radius of 465.00 feet through a central angle of 17 Degrees 30 Minutes 42 Seconds, an arc length of 142.12 feet, a chord bearing and distance of North 80 Degrees 20 Minutes 58 Seconds West, 141.57 feet to a point;

Thence North 89 Degrees 06 Minutes 19 Seconds West a distance of 61.16 feet to a point; Thence with a curve to the left having a radius of 215.00 feet through a central angle of 42 Degrees 43 Minutes 51 Seconds, an arc length of 160.35 feet, a chord bearing and distance of South 69 Degrees 31 Minutes 46 Seconds West, 156.66 feet to a point; Thence South 48 Degrees 09 Minutes 50 Seconds West a distance of 75.86 feet to a point; Thence with a curve to the right having a radius of 696.00 feet through a central angle of 19 Degrees 35 Minutes 47 Seconds, an arc length of 238.05 feet, a chord bearing and distance of South 57 Degrees 57 Minutes 43 Seconds West, 236.89 feet to a point;
Thence with a curve to the right having a radius of 285.27 feet through a central angle of 18 Degrees 00 Minutes 12 Seconds, an arc length of 89.64 feet, a chord bearing and distance of South 76 Degrees 45 Minutes 42 Seconds West, 89.27 feet to a point; Thence South 85 Degrees 45 Minutes 48 Seconds West a distance of 68.45 feet to a point; Thence with a curve to the left having a radius of 1665.00 feet through a central angle of 04 Degrees 08 Minutes 04 Seconds, an arc length of 120.15 feet, a chord bearing and distance of South 83 Degrees 41 Minutes 46 Seconds West, 120.12 feet to a ½" rebar set; Thence leaving the northerly margin of Dry Fork Road, and with a new line, being the common line of Tracts 1A and 2 of this survey, North 08 Degrees 33 Minutes 49 Seconds West, a distance of 394.60 feet to a ½" rebar set; Thence continuing with said common line, North 42 Degrees 03 Minutes 59 Seconds East a distance of 309.48 feet to a ½" rebar set; Thence with the common line of Tracts 1A and 18 of this survey, North 78 Degrees 43 Minutes 05 Seconds East a distance of 888.14 feet to a ½" rebar set on the westerly margin of Buena Vista Pike; Thence with said margin of Buena Vista Pike, with a curve to the left having a radius of 5754.58 feet through a central angle of 00 Degrees 14 Minutes 16 Seconds, an arc length of 23.88 feet, a chord bearing and distance of South 11 Degrees 24 Minutes 03 Seconds East, 23.88 feet to a point; Thence continuing South 11 Degrees 31 Minutes 11 Seconds East a distance of 571.23 feet to the Point of Beginning, containing 591,803 Square Feet or 13.586 Acres, more or less.

Tract 1B:

Land in Davidson County, Tennessee, being a 2.250 more or less acre tract or parcel of land located in the 1st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to William H. Thompson, Jr. as evidenced by deed of record in Deed Book 8635, page 6, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated May 31, 2022, as follows:

Beginning at a ½" rebar set in the westerly margin of Buena Vista Pike (50' R-O-W), said point being at the southerly end of a return curve at the intersection of the westerly margin of Buena Vista Pike and the southerly margin of Dry Fork Road (30' R-O-W); Thence with said margin of Buena Vista Pike, South 11 Degrees 31 Minutes 11 Seconds East a distance of 25.08 feet to a point in the approximate centerline of Dry Fork Creek; Thence leaving said margin of Buena Vista Pike and with the approximate centerline of Dry Fork Creek, And with the northerly line of the Metro Government property of record in Deed Book 5481, page 437, Register's Office Davidson County, Tennessee, the following eight calls:
North 83 Degrees 15 Minutes 00 Seconds West a distance of 119.86 feet to a point; Thence North 77 Degrees 11 Minutes 52 Seconds West a distance of 166.62 feet to a point; Thence South 83 Degrees 23 Minutes 20 Seconds West a distance of 213.68 feet to a point; Thence South 62 Degrees 02 Minutes 00 Seconds West a distance of 453.50 feet to a point; Thence North 68 Degrees 34 Minutes 45 Seconds West a distance of 103.57 feet to a point; Thence South 76 Degrees 16 Minutes 43 Seconds West a distance of 244.06 feet to a point; Thence South 79 Degrees 52 Minutes 00 Seconds West a distance of 182.10 feet to a point; Thence South 64 Degrees 08 Minutes 09 Seconds West a distance to 76.76 feet to a point in the easterly margin of Clarksville Pike (70' R-O-W); Thence with said margin of Clarksville Pike, North 54 Degrees 38 Minutes 38 Seconds West a distance of 60.49 feet to a ½" rebar set in the southerly margin of Dry Fork Road (30' R-O-W); Thence with said margin of Dry Fork Road, the following calls: North 69 Degrees 30 Minutes 12 Seconds East a distance of 38.47 feet to a point; Thence with a curve to the right having a radius of 1635.00 feet through a central angle of 16 Degrees 15 Minutes 37 Seconds, an arc length of 464.00 feet, a chord bearing and distance of North 77 Degrees 38 Minutes 00 Seconds East, 462.45 feet to a point; Thence North 85 Degrees 45 Minutes 48 Seconds East a distance of 68.45 feet to a point; Thence with a curve to the left having a radius of 315.27 feet through a central angle of 18 Degrees 00 Minutes 12 Seconds, an arc length of 99.06 feet, a chord bearing and distance of North 76 Degrees 45 Minutes 42 Seconds East, 98.66 feet to a point;
Thence with a curve to the left having a radius of 726.00 feet through a central angle of 19 Degrees 35 Minutes 47 Seconds, an arc length of 248.31 feet, a chord bearing and distance of North 57 Degrees 57 Minutes 43 Seconds East, 247.10 feet to a point; Thence North 48 Degrees 09 Minutes 50 Seconds East a distance of 75.86 feet to a point; Thence with a curve to the right having a radius of 185.00 feet through a central angle of 42 Degrees 43 Minutes 51 Seconds, an arc length of 137.97 feet, a chord bearing and distance of North 69 Degrees 31 Minutes 46 Seconds East, 134.80 feet to a point;
Thence South 89 Degrees 06 Minutes 19 Seconds East a distance of 61.16 feet to a point; Thence with a curve to the right having a radius of 435.00 feet through a central angle of 17 Degrees 30 Minutes 42 Seconds, an arc length of 132.95 feet, a chord bearing and distance of South 80 Degrees 20 Minutes 58 Seconds East, 132.44 feet to a point; Thence South 71 Degrees 35 Minutes 37 Seconds East a distance of 198.79 feet to a point;
Thence with a curve to the left having a radius of 115.00 feet through a central angle of 29 Degrees 54 Minutes 26 Seconds, an arc length of 60.03 feet, a chord bearing and distance of South 86 Degrees 32

Minutes 50 Seconds East, 59.35 feet to a point; Thence North 78 Degrees 29 Minutes 57 Seconds East a distance of 7.25 feet to a point; Thence with a return curve to the right having a radius of 25.00 feet through a central angle of 89 Degrees 58 Minutes 52 Seconds, an arc length of 39.26 feet, a chord bearing and distance of South 56 Degrees 30 Minutes 37 Seconds East, 35.35 feet to a ½" rebar set on the westerly margin of Buena Vista Pike, containing 98,003 Square Feet or 2.250 Acres, more or less.

Tract 1C:

Land in Davidson County, Tennessee, being a 5.440 more or less acre tract or parcel of land located in the 1st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to William H. Thompson, Jr. as evidenced by deed of record in Deed Book 8635, page 6, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated May 31, 2022, as follows:

Beginning at a ½" rebar set on the easterly margin of Buena Vista Pike (50' R-O-W), said point being the most southwesterly corner of the Metro Government property of record in Instrument No. 20120201-0009269, Register's Office Davidson County, Tennessee;
Thence with the southerly line of said Metro property, South 81 Degrees 43 Minutes 22 Seconds East a distance of 133.17 feet to a point in Whites Creek; Thence with the approximate center of Whites Creek, and with the southwesterly line of the Metro Government property of record in Instrument No. 20120828-0077491, Register's Office Davidson County, Tennessee, South 16 Degrees 46 Minutes 39 Seconds West a distance of 239.21 feet to a point in Whites Creek; Thence leaving said creek, and with the westerly line of said Metro property, and with the Metro Government property of record in Instrument No. 20120828-0077475, South 40 Degrees 39 Minutes 50 Seconds East a distance of 246.33 feet to a ½" rebar set this survey; Thence with the line of another Metro Government property, of record in Instrument No. 20120828- 0077471, South 42 Degrees 38 Minutes 30 Seconds East a distance of 159.31 feet to a ½" rebar set; Thence with the westerly line of another Metro Government property, of record in Instrument No. 20120830-0078352, Register's Office Davidson County, Tennessee, South 41 Degrees 26 Minutes 06 Seconds East a distance of 152.73 feet to a ½" rebar set;
Thence with the westerly line of the Jocelyn P. Thomas property of record in Instrument No. 20051007-0121777, Register's Office Davidson County, Tennessee, South 45 Degrees 22 Minutes 01 Seconds East a distance of 195.45 feet to a ½" rebar set; Thence with the southerly line of said Thomas property, North 68 Degrees 09 Minutes 46 Seconds East a distance of 119.85 feet to a point;
Thence leaving said Thomas property and with the northwesterly line of the Raymond G. Hunter property of record in Instrument No. 20070419-0046964, Register's Office Davidson County, Tennessee, South 37 Degrees 50 Minutes 19 Seconds West a distance of 270.10 feet to a ½" rebar set; Thence with the northerly line of the Metro Government property of record in Instrument No. 20120130-0008223, Register's Office Davidson County, Tennessee, and generally following an existing drain, South 63 Degrees 54 Minutes 31 Seconds West a distance of 210.50 feet to a point; Thence continuing South 72 Degrees 43 Minutes 31 Seconds West a distance of 125.98 feet to a ½" rebar set in the easterly margin of Buena Vista Pike; Thence with said margin of Buena Vista Pike, North 11 Degrees 31 Minutes 11 Seconds West a distance of 680.75 feet to a point; Thence continuing, and with a curve to the right having a radius of 5704.58 feet through a central angle of 03 Degrees 59 Minutes 20 Seconds, an arc length of 397.14 feet, a chord bearing and distance of North 09 Degrees 31 Minutes 31 Seconds West, 397.06 feet to a point; Thence continuing North 07 Degrees 31 Minutes 51 Seconds West a distance of 43.89 feet to the Point of Beginning, containing 236,970 Square Feet or 5.440 Acres, more or less.

Being part of the same property conveyed to William H. Thompson, Jr. et ux Jean O. Thompson by Quitclaim Deed from William H. Thompson, Jr. and Jeanne B. Thompson, Co-Trustees of Fund B, Under the Reece H. Thompson Trust, Said Trust Having Been Set Up Under the Will of Reece H. Thompson, Which Will Is of Record in Will Book 126, Page 33, Probate Court for Davidson County, Tennessee, as to a one-third (1/3) share, of record in Book 8635, Page 6, Register's Office of Davidson County, Tennessee, dated January 15, 1992 and recorded on May 27, 1992. The said William H. Thompson, Jr. died testate on July 15, 2014, leaving Jean O. Thompson the surviving tenant by the entirety. Jean O. Thompson aka Beverly Jean Thompson died testate on 8/29/17, and by Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, No. 17P1622, the property hereinabove described was devised to David O. Huff, Stephen E. Huff, and Linda Gail Thompson Jarrett.

Also being part of the same property a one-third (1/3) undivided interest in and to having been conveyed to Reece H. Thompson, by deed of record in Book 2022, Page 196, Register's Office for Davidson County, Tennessee; the said Reece H. Thompson having died on January 11, 1979, and pursuant to his Last Will and Testamcr.t of record in Will Book 126, Page 33, Probate Court for Davidson County, Tennessee, said property now vests in William H. Thompson, Jr. and Jeanne B. Thompson, Co-Trustees of Fund B with full power to sell, assign, transfer, convey or exchange, without joinder of beneficiary; and a two-thirds (2/3) undivided interest in and to having been conveyed to William H. Thompson, Jr. by deed of record in Book 3532, page 126, Register's Office for Davidson County, Tennessee.

Said property was never martial property to any of the grantors, therefore their spouses, if applicable, do not enter into the execution of this instrument.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Dry Fork Creek, relative to Tract 1B.

Riparian Rights for Whites Creek, relative to Tract 1C, as noted on unrecorded survey.

Subject to sanitary sewer and drainage easement as noted on unrecorded survey, relative to Tract 1B and 1C.

Subject to unrecorded gas line easement, relative to Tract 1A, as noted on unrecorded survey.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as Tract 1A, 1B, and 1C of 3832 Dry Fork Rd, Whites Creek, TN 37189.

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 in 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.

_____ Date: 8/9/22
David O Huff

_____ Date: 8/9/22
Stephen E Huff

_____ Date: 8/9/22
Linda Gail Thompson Jarrett

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, David O Huff, Linda Gail Thompson Jarrett, and Stephen E Huff, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August 2022.

_____
NOTARY PUBLIC

My Commission Expires: 7/6/25

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MARK B. LEEDOM

Certificate of Authenticity

I, Mark B. Leadon, 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 8/9/22.

Date

Affiant Signature

8/9/22

Date

State of TN
County of Sumner

Sworn to and subscribed before me this 9th day of August, 2022.

Jennifer Russell

Notary's Signature
My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY