Karen Johnson Davidson County
Batch# 902055 DEEDWARR
08/11/2022 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,125.24
20220811-0091430

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER (W)

The actual consideration or value, whichever is greater, for this transfer is $304,118.10

~~Affiant~~

Subscribed and sworn to before me, this 9th day of August, 2022.

Notary Public
My commission expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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:
Byron F Stephens **Leigh H Stephens**	New owners	**P/O 04900005200**
1001 Forest Harbor Ct.	1001 Forest Harbor Ct.	
Hendersonville, TN 37075	Hendersonville, TN 37075	

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 Stephen E Huff and Linda Gail Thompson Jarrett

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

Byron F Stephens and Leigh H Stephens, 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:

Land in Davidson County, Tennessee, being a 5.421 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:

Starting at a ½" rebar set on the southerly margin of Lloyd Road (60' R-O-W), said point being the most northwesterly corner of Lot 21 on the plan of Ole Orchard, Phase 2, of record in Instrument No. 20010504-0046318, Register's Office Davidson County, Tennessee;
Thence with said margin of Lloyd Road, North 83 Degrees 45 Minutes 00 Seconds West a distance of 333.00 feet to a ½" rebar set, the Point of Beginning of the herein-described tract;
Thence leaving Lloyd Road, and with a new line common to Tract 12 of this survey, South 07 Degrees 39 Minutes 33 Seconds West a distance of 985.93 feet to a ½" rebar set at an easterly corner of the Anna S. Gift property of record in Instrument No. 20051128-0142872, Register's Office Davidson County, Tennessee; Thence with the easterly line of said Gift property, and the easterly line of the Sidney and Tonia Hardyway property of record in Instrument No. 20160226-0018475, Register's Office Davidson County, Tennessee, North 54 Degrees 41 Minutes 25 Seconds West a distance of 200.00 feet to a ½" rebar with cap "Elkins"; Thence with a new line common to Tract 10 of this survey, North 02 Degrees 26 Minutes 54 Seconds West a distance of 898.83 to a point in the southerly margin of Lloyd Road; Thence with said margin of Lloyd Road, South 83 Degrees 45 Minutes East a distance of 335.00 feet to the Point of Beginning, containing 236,155 Square Feet or 5.421 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:

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 (___) unimproved (_x___) property known as Tract 11 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 and Stephen E Huff, and Linda Gail Thompson Jarrett, 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: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B. Leedom, 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 Davidson

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

Notary's Signature
My Commission Expires: 10/2/2023

Notary's Seal (if on paper)

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023