Karen Johnson Davidson County
Batch# 902107 DEEDWARR
08/11/2022 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,529.61
20220811-0091494

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $413,407.50

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:
Sean Page **Kimberly Page**	**NEW OWNER**	**P/O 04900005200**
	710 Norwood CT Mount Juliet, TN 37122	

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

Sean T Page and wife, Kimberly R Page

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 5.011 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 southerly margin of Lloyd Road (60' R-O-W), said point being at the easterly end of a return curve at the northwest corner of Lot 12 on the plan of Ole Orchard, Phase 2, of record in Instrument No. 20010504-0046318, Register's Office Davidson County, Tennessee; Thence leaving Lloyd Road, and with said return curve to the left having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 39.27 feet, a chord bearing and distance of South 40 Degrees 44 Minutes 36 Seconds West, 35.36 feet to a point; Thence with the westerly line of said Lot 12, South 04 Degrees 15 Minutes 24 Seconds East a distance of 151.17 feet to a ½" rebar with cap "1467"; Thence leaving Ole Orchard, Phase 2, and with a new line common to Tract 14 of this survey, South 21 Degrees 21 Minutes 05 Seconds East a distance of 210.67 feet to a ½" rebar set; Thence with a new line common to Tracts 15 and 16 of this survey, South 87 degrees 05 Minutes 44 Seconds West, passing a set rebar at 361.94 feet, a total distance of 571.19 feet to a point; Thence with a line common to Tracts 16, 17, and 8 of this survey, North 85 Degrees 27 Minutes 42 Seconds West, passing set rebars at 23.23 feet and 389.64 feet, a total distance of 628.88 feet to a ½" rebar set;
Thence with a line common to Tract 12 of this survey, North 35 Degrees 21 Minutes 22 Seconds East a distance of 39.44 feet to a ½" rebar set; Thence continuing North 06 Degrees 19 Minutes 13 Seconds East, 144.72 feet to a ½" rebar set at the southwest corner of Lot 21 on the afore-said plan of Ole Orchard, Phase 2; Thence with the southerly line of Ole Orchard, Phase 2, the following six calls: South 83 Degrees 40 Minutes 42 Seconds East a distance of 460.73 feet to a ½" rebar "1467" Thence North 76 Degrees 53 Minutes 54 Seconds East a distance of 110.51 feet to a ½" rebar set; Thence South 89 Degrees 46 Minutes 58 Seconds East a distance of 116.65 feet to a ½" rebar set; Thence North 88 Degrees 02 Minutes 24 Seconds East a distance of 116.65 feet to a ½" rebar set; Thence North 86 Degrees 00 Minutes 11 Seconds East a distance of 118.48 feet to a ½" rebar set; Thence North

85 Degrees 37 Minutes 52 Seconds East a distance of 115.45 feet to a ½" rebar set; Thence with the easterly line of Lot 13, Ole Orchard, Phase 2, North 04 Degrees 15 Minutes 24 Seconds West a distance of 151.92 feet to a point; Thence with a return curve to the left having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes, 00 Seconds, an arc length of 39.27 feet, a chord bearing and distance of North 49 Degrees 15 Minutes 24 Seconds West, 35.36 feet to a ½" rebar set on the southerly margin of Lloyd Road; Thence with the southerly margin of Lloyd Road, North 85 Degrees 44 Minutes 36 Seconds East a distance of 100.00 Feet to the Point of Beginning, containing 218,277 Square Feet or 5.011 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 is not marital property so spouses of the said grantors 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 13 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, _____.

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

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

Certificate of Authenticity

I, Mark D 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

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary's Seal (if on paper)