Karen Johnson Davidson County
Batch# 904180 DEEDWARR
08/16/2022 01:49:30 PM 4 pgs
Fees: $23.00 Taxes: $2,039.66
20220816-0092869

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $551,260.00

Nicole Wright
Affiant

Subscribed and sworn to before me, this 10 day of August, 2022.

JULIANNA C. GASTON NOTARY PUBLIC STATE OF TENNESSEE DeKALB COUNTY

Julianna C Gaston
Notary Public
My commission expires: 10-30-23

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:
FM2M, LLC	**NEW OWNER**	**P/O 049 00 0 052.00**
P.O. BOX 282217		
Nashville, TN 37228		

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 Jarrett

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

FM2M, LLC

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 Six:

Land in Davidson County, Tennessee, being a 5.013 more or less acre tract or parcel of land, 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 at the intersection of the northerly margin of Dry Fork Road (30' R-O-W) and the easterly margin of Clarksville Pike (70' R-O-W), said point being the most southwesterly corner of Tract 3 of this survey; Thence with the easterly margin of Clarksville Pike, North 54 Degrees 38 Minutes 38 Seconds West a distance of 783.28 feet to a ½" rebar set, the Point of Beginning;
Thence continuing with the margin of Clarksville Pike, North 54 Degrees 38 Minutes 38 Seconds West a distance of 200.00 feet to a ½" rebar set; Thence leaving Clarksville Pike and with a line common to Tract 7 of this survey, North 35 Degrees 21 Minutes 22 Seconds East a distance of 1091.82 feet to a ½" rebar set; Thence with a line common to Tract 17 of this survey, South 54 Degrees 38 Minutes 38 Seconds East a distance of 200.00 feet to a ½" rebar set; Thence with a line common to Tract 5, South 35 Degrees 21 Minutes 22 Seconds West a distance of 1091.82 feet to the Point of Beginning, containing 218,364 Square Feet or 5.013 Acres, more or less.

Tract Seven:

Land in Davidson County, Tennessee, being a 5.013 more or less acre tract or parcel of land, 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 easterly margin of Clarksville Pike (70' R-O-W), said point being the most southerly corner of Lot 1 on the plan of Alpha Subdivision, of record in Plat Book 8250, page 598, Register's Office Davidson County, Tennessee, said point being a southwesterly corner of Tract 8 of this survey; with the easterly margin of Clarksville Pike, South 54 Degrees 38 Minutes 38 Seconds East a distance of 106.00 feet to a ½" rebar set, the Point of Beginning;
Thence leaving Clarksville Pike and with a line common to said Tract 8 of this survey, North 35 Degrees 21 Minutes 22 Seconds East a distance of 1091.82 feet to a ½" rebar set;
Thence with a line common to Tract 17 of this survey, South 54 Degrees 38 Minutes 38 Seconds East a distance of 200.00 feet to a ½" rebar set; Thence with a line common to Tract 6, South 35 Degrees 21 Minutes 22 Seconds West a distance of 1091.82 feet to a ½" rebar set in the easterly margin of Clarksville Pike; Thence with said margin of Clarksville Pike, North 54 Degrees 38 Minutes 38 Seconds West a distance of 200.00 feet to the Point of Beginning, containing 218,364 Square Feet or 5.013 Acres, more or less.

INCLUDED in the above description but EXCLUDED therefrom are three tracts of land having been heretofore conveyed to 1) Metropolitan Government of Nashville and Davidson County by deed of record in Book 3950, Paqe 637, said Register's Office; 2) South Central Bell by deed of record in Book 4743, Page 545, said Register's Office; and 3) to Trustees of St. Andrew Methodist Church and their successors in office, successors to the Trustees of Alex Green Methodist Church, by deed of record in Book 3785, Page 508, said Register's Office; to which deeds reference is hereby made for a more complete and particular description of said three tracts of land.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE are those lands described in quitclaim deeds of record in Book 11237, Page 719, Instrument No. 20000907-0088757, and Instrument No. 20000907-0088759, which was corrected in Instrument No. 20001018-0103293, Register's Office of Davidson County, Tennessee, to which reference is made for complete legal descriptions.

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. The said Jean O. Thompson aka Beverly Jean Thompson died testate on August 29, 2017, devising the subject property to David O. Huff, Steven 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.

The said property was never the marital property of any of the grantors, therefore their spouses are not entered into the execution of this instrument.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

No coverage is provided as to the amount of acreage or square footage of the land.

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 3832 Dry Fork Rd, Whites Creek, TN 37189-9027.

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 Jarrett

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, David O Huff, Stephen E Huff, and Linda Gail 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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY OF

_____
NOTARY PUBLIC

My Commission Expires: 4/7/25

Certificate of Authenticity

I, Tara Crook, 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 9, 2022.

Tara Crook
Affiant Signature

8-9-22
Date

State of Tennessee
County of DeKalb

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

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-30-23
Date

Notary's Seal (if on paper)

