WARRANTY DEED

SEAN SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $18500.00.

Affiant

Subscribed and sworn to me on 08/25, 2022.

NOTARY PUBLIC
My Commission Expires: 09/08/2025

THIS INSTRUMENT WAS PREPARED BY:
Joseph Cason
1044 Bald Eagle Drive
Kingston Springs, TN 37082
615-546-8245

ADDRESS NEW OWNER(S) AS FOLLORS	SEND TAX BILLS TO:	MAP – PARCEL #
ISTVAN KAROLY PATAKI (NAME)	New Owner (NAME)	022 00 0 213.00
3641 MAHLON MOORE RD (ADDRESS)	(ADDRESS)	
SPRING HILL TN 37174 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 908393 DEEDWARR
08/25/2022 02:53:25 PM 3 pgs
Fees: $18.00 Taxes: $68.45

20220825-0096209

FOR AND IN CONSIDERATION of Eighteen Thousand and Five Thousand Dollars ($18500.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joseph Cason hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto ISTVAN KAROLY PATAKI, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated, lying and being in the Civil District No. 10 of Davidson County, Tennessee, and being more fully described as follows:

Beginning at a point in the proposed south margin of 1-24, said point being 140 feet, more or less right ofl-24 curve number 4 proposed centerline station 234 + 39, more or less; thence with said proposed south margin (1) north 82 degrees 10 minutes 39 seconds east 284 feet, more or less, (2) north 89 degrees 10 minutes 08 seconds east 71 feet, more or less to a point: thence with the proposed northwest margin of relocated Clay Lick Road (1) with a curve left and southwesterly 290 feet, more or less, (2) north 42 degrees 19 minutes 52 seconds west 200 feet, more or less to the point of beginning.

For informational purposes only: prior deed references subject property to contain 0.75 acres, more or less.

Being a portion of the same property conveyed to State of Tennessee by Final Consent Judgment, dated August 18, 1972 and recorded August 24, 1972, of record in Book 4631, Page 292, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mr. George Huffman and wife, Mildred Mohdeen Huffman by Quit Claim Deed from the State of TN by its Commissioner of Transportation, under the authority of Section 12-2-112 (a) (9). Tennessee Code Annotated, dated October 10, 1989 and recorded November 7, 1989, of record in Book 7978, Page 382, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric Evans, Amanda Evans, Jason Evans, and Finas Harold Harris, Jr. by Quitclaim Deed from Eric Evans, Amanda Evans, Jason Evans, and Finas Harold Harris, Jr., dated June 8, 2017 and recorded June 9, 2017, of record in Instrument No. 20170609-0058140, Register's Office for Davidson County, Tennessee. The said Jason Evans having since died leaving his heirs at law, Eric Evans and Amanda Evans. The said Finas Harold Harris, Jr. having since died leaving his heirs at law, Eric Evans and Amanda Evans.

Being the same property conveyed to Joseph Cason by Warranty Deed from Eric Evans and Amanda Evans., dated May 26, 2022 and recorded May 27, 2022, of record in Instrument No. DB-20220610 0066108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is unimproved property, known as O Clay Lick Road, White 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 Grantee, his heirs and assigns forever; and we do covenant with the said Grantee that 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 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 Grantee, his 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.

Joseph Cason

STATE OF TENNESSEE
COUNTY OF Davidson

On 08/25, 2022, before me personally appeared Joseph Cason, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand, at office, this 25 day of August, 2022.

Notary Public

My Commission Expires: 04/08/2025

SEAN SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY