Karen Johnson Davidson County
Batch# 915021 DEEDWARR
09/09/2022 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,225.84
20220909-0101333



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $331,307.00

Affiant

Subscribed and sworn to before me, this 30th day of August, 2022.

Notary Public

My commission expires: 10/18/22

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:
Jacquelyn Green **Randolph Moore**	**WILSON BANK and TRUST**	**P/O 04900005200**
2394 Benders Ferry Rd ~~**Tract 9 of 3832 Dry Fork Rd**~~	**11835 Lebanon Rd**	
Mt Juliet, TN 37122 ~~**Whites Creek, TN 37189**~~	**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

Jacquelyn Green and Randolph Moore , both unmarried

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 5.062 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 the most northeasterly corner of Lot 1 on the plan of South Central Bell Subdivision, of record in Plat Book 4660, page 184, Register's Office Davidson County, Tennessee; Thence with said margin of Lloyd Road, and with a curve to the right having a radius of 1011.78 feet through a central angle of 21 Degrees 16 Minutes 44 Seconds, an arc length of 375.76 feet, a chord bearing and distance of North 78 Degrees 15 Minutes 35 Seconds East, 373.60 feet to a ½" rebar set; Thence leaving Lloyd Road, and with a new line common to Tract 10 of the above-referenced survey, South 09 Degrees 27 Minutes 18 Seconds East a distance of 762.89 feet to a ½" rebar set at a northerly corner of the Martin F. Peach property of record in Instrument No. 20030506-0060293, Register's Office Davidson County, Tennessee; Thence with Peach's northerly line, South 35 Degrees 21 Minutes 22 Seconds West a distance of 403.14 feet to a ½" rebar (old) found on 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 50.00 feet to a ½" rebar (old); Thence leaving Clarksville Pike and with the southerly line of the Christie Harris property of record in Instrument No. 20201008-0117086, Register's Office Davidson County, Tennessee, North 35 Degrees 21 Minutes 22 Seconds a distance of 404.09 feet to a ½" rebar set; Thence with the easterly line of said Harris property, and with the easterly line of properties conveyed to Jason VanAuken (Instr. No. 20070201-0013398), Betsy Phillips (Instr. No. 20080905-0091048), Robert H. Lewis, Jr. (Instr. No. 20010605-0058615) and Elizabeth Gottlieb (Instr. No. 20050225-0021032), North 54 Degrees 38 Minutes 48 Seconds West a distance of 439.99 feet to a concrete monument found at a southerly corner of the afore-mentioned Lot 1, South Central Bell Subdivision; Thence with the southeasterly line of South Central Bell Subdivision, North 35 Degrees 24 Minutes 46 Seconds East a distance of 75.36 feet to a ½" rebar set; Thence with the easterly line of said South Central Bell Subdivision, North 22

Degrees 18 Minutes 14 Seconds West a distance of 357.54 feet to the Point of Beginning, containing 220,498 Square Feet or 5.062 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.

All grantors in this transaction did not use this property as a marital residence at any time, therefore, their spouses do not enter into the execution of this conveyance.

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 9 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.

David O Huff Date: 8/30/22

Stephen E Huff Date: 8/30/22

Linda Gail Thompson Jarrett Date: 8/30/22

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 30th 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, **Brenda Huntsman**, 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 8/30/22.

Date

Brenda Huntsman

Affiant Signature

9.9.22

Date

State of Tennessee

County of Sumner

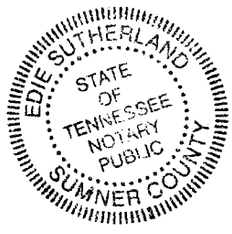
Sworn to and subscribed before me this 9th day of September, 2022.

Edie Sutherland

Notary's Signature

My Commission Expires: 8/19/2025

Date



Notary's Seal (if on paper)