Karen Johnson Davidson County
Batch# 916738 DEEDWARR
09/14/2022 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,279.33
20220914-0102544

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $345,764.75

Affiant

Subscribed and sworn to before me, this 14th day of September, 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:
Donald Westmoreland	**WILSON BANK and TRUST**	**P/O 04900005200**
3209 Dove Place	**2930 West End Avenue**	
Nashville TN 37218	**Nashville, TN 37203**	

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, 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

Donald Westmoreland, an unmarried man and Yolanda Renee Hambrick, an unmarried woman

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 more particularly described, as follows:

BEING a 5.297 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 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, the Point of Beginning of the herein-described tract;
Thence continuing with the southerly margin of Lloyd Road, and with a curve to the right having a radius of 1011.78 feet through a central angle of 07 Degrees 21 Minutes 03 Seconds, an arc length of 129.81 feet, a chord bearing and distance of South 87 Degrees 25 Minutes 31 Seconds East, 129.72 feet to a point; Thence continuing South 83 Degrees 45 Minutes 00 Seconds East a distance of 203.45 feet to a ½" rebar set;
Thence leaving Lloyd Road and with a new line common to Tract 11 of this survey, South 02 Degrees 26 Minutes 54 Seconds East a distance of 898.83 feet to a ½" rebar with cap "Elkins" found at an easterly corner of the David A. Moghadom property of record in Instrument No. 20050701- 0075813 Register's Office Davidson County, Tennessee; Thence with the easterly line of said Moghadom property, and with the easterly line of the properties conveyed to Victoria Hays-Michaud (Instr. No. 20160120-0006013) and Martin F. Peach (Instr. No. 20030506-0060293), North 54 Degrees 41 Minutes 25 Seconds West a distance of 300.10 feet to a ½" rebar set; Thence with

a new line common to Tract 9 of this survey, North 09 Degrees 27 Minutes 18 Seconds West a distance of 762.89 feet to the Point of Beginning, containing 230,755 Square Feet or 5.297 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. ThompsonTrust, 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 marital property to any of the said grantors, therefore no spouses 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 (_X_) unimproved (_____) property known as Tract 10 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: 9/12/22
David O Huff

_____ Date: 9/12/22
Stephen E Huff

_____ Date: 9/12/22
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, 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 12th day of September 2022.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 1, 2025

_____
NOTARY PUBLIC

My Commission Expires: 7/1/25

Certificate of Authenticity

I, Mark D. Hendon, 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 9/12/22.

Date

Affiant Signature

9/12/22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of September, 2022.

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

Notary's Seal (if on paper)

