Karen Johnson Davidson County
Batch# 916836 DEEDWARR
09/15/2022 08:09:30 AM 5 pgs
Fees: $28.00 Taxes: $370.00
20220915-0102670

This instrument prepared from information provided by the parties by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 36068

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PAR NOS.: |
|---|---|---|
| Linda Jarrett | SAME | Map 39 |
| 4300 Whites Creek Pike | | Parcel 283.00 |
| Whites Creek, TN 37189 | | |

# WARRANTY DEED

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **TIMOTHY J. SCOVILL**, sell, grant and convey to **LINDA THOMPSON JARRETT**, the following described real property located in Davidson County, Tennessee.

**SEE EXHIBIT A FOR LEGAL DESCRIPTION**

Being a portion of the same property conveyed to W. H. Thompson by deed from Mrs. Mary E. McCord and Mrs. Nellie E. Raymond of record in Book 1238, page 14, and by deed from E. T. Hunter and wife Edna Hunter, of record in Book 1140, page 153, Register's Office for Davidson County, Tennessee. The said W. H. Thompson died in 1966 and by his Will, of record in Will Book 87, page 201, Probate Court for said County, upon the death of Odie H. Thompson on 2/17/1989 the property vested in William H. Thompson Jr., a 50% undivided interest, and in the heirs of Reece H. Thompson, being Gary B. Thompson and Linda Thompson Jarrett, a 50% undivided interest.

William H. Thompson, Jr. conveyed ¾ of his interest to William H. Thompson, Jr. and Jeanne B. Thompson, Co-Trustees of Fund B under the Reece H. Thompson Trust, and the other ¼ of his interest to Jeanne B. Thompson, by an instrument of record in Book 8635, Page 1, re-recorded in Book 8672, Page 110, said Register's Office.

Linda Thompson Jarrett conveyed her interest to Gary B. Thompson by a quitclaim of record in Book 8672, Page 140, said Register's Office. Jeanne B. Thompson conveyed her interest to Gary B. Thompson by a quitclaim

of record in Book 8672, Page 144, said Register's Office. William H. Thompson, Jr. and Jeanne B. Thompson, Co-Trustees of Fund B, under the Reece H. Thompson Trust, conveyed the interest of said Trust to Gary B. Thompson by a quitclaim of record in Book 8672, Page 148, said Register's Office.

Gary B. Thompson subsequently conveyed the property to Gary Bracey Thompson and Timothy J. Scovill as joint tenants with rights of survivorship by quitclaim deed of record as Instrument 20080819-0085255, as corrected by Scrivener's Affidavit of record as Instrument 20101119-0092817, said Register's Office. Gary Bracey Thompson died on June 21, 2012, survived by the within Timothy J. Scovill. Gary Bracey Thompson and Gary B. Thompson are the same person.

**This is unimproved property located at and known as 4200 Whites Creek Pike, Whites Creek, Tennessee 37189.**

This property is not the residence of any Grantor, his/her spouse or any dependent.

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 I/we do covenant with the said Grantees that I/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 I/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.

This instrument is prepared from information supplied by the parties and the parties have not relied upon any opinion of the preparer with respect to title or survey.

Witness my/our signatures on the date(s) indicated:

TIMOTHY J. SCOVILL

STATE OF Virginia )
COUNTY OF Albemarle )

Personally appeared before me, the undersigned Notary Public, the within named Timothy J. Scovill, the bargainor(s), with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 9-11-22.

Lucy B. Howe
Notary Public

My commission expires: 11-30-24

LUCY B. HOWE
Notary Public
Commonwealth of Virginia
187695
My Commission Expires Nov 30, 2024

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for, or value of, this transfer, whichever is greater, is $100,000.00.

Theresa C. Richardson
Affiant

Sworn to and subscribed before me this date: 9/14/2022

Notary Public

My commission expires: 7/6/2022

DANIELLE WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## Exhibit A

A tract of land located in the 14th (formerly the 24th) Civil District of Davidson County, Tennessee, described by a survey by Barry Greer and Associates, TN RLS No 211, 2103 Windsor Place, Mt Juliet, TN 37122, (615)758-9650, Dated February 3, 1992 and revised May 5, 1992 as follows:

Beginning at an iron pin set in the south boundary of the property conveyed to W.H. Thompson, by deed of record in Book 1140, Page 153, R.O.D.C.T. and in the north boundary of the property conveyed to R.H. Thompson by deed of record in Book 1559, Page 491, R.O.D.C.T., said pin being located North 80 degrees, 48 minutes, 57 seconds W a distance of 1110.00" from the present southeast corner of the property conveyed to W.H. Thompson by deed of record in Book1 140, Page 153, RODC, (the original southeast corner having been described as being the centerline of Whites Creek Pike), and proceeding as follows: Thence with said boundary North 80 degrees, 48 minutes, 57 seconds, West a distance of 555.00" to an iron pin; thence, severing the property conveyed to W.H. Thompson, by deed of record in Book 1140, page 153, RODC, North 05 degrees, 20 minutes, 00 seconds E a distance of 385.00" to an iron pin; thence, North 62 degrees, 10 minutes, 00 seconds E a distance of 350.00" to an iron pin, thence South 70 degrees, 05 minutes 00 seconds East a distance of 275.00" to an iron pin; thence South 02 degrees, 58 minutes 08 seconds West a distance of 478.50" to the beginning and containing 5.832 acres, more or less.

The said property is subject to the following:

1. Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto.
2. Easements to Southern Bell Telephone and Telegraph Co. of record in Book 756, page 542, and Book 875, page 12, said Register's Office.
3. Easements to Tennessee Natural Gas Lines, Inc of record in Book 1333, page 162, and Book 1318, page 643, said Register's Office.
4. Easements to Nashville Gas Company of record in Book 2137 page 361, said Register's Office.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or storm drainage of record in Book 7640, page 629, said Register's Office.
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Water of record in Book 7614, page 31, said Register's Office.
7. Agreement for Dedication of Easement for Sanitary Sewers and/or storm drainage of record in Book 8280, page 956, said Register's Office.
8. Agreement for dedication of easement for water mains and appurtenances of record in Book 8259, page 192 and 195, said Register's Office.
9. Application fro Greenbelt Assessment of record in Book 8883, page 381,of said Register's Office.
10. Joint Right of Way easement agreement of record in Book 8635, page 24 and amended in Book 8672, page 168, said Register's Office.
11. Grant of Underground Utility easement of record in Book 8672, page 172, of said Register's Office.
12. Declaration, Dedication and Grant of private ingress-egress easements of record in Book 8672, page 159 and page 163, said Register's Office.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

## CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 11TH day of SEPTEMBER, 2022.

Date: 9-14-2022

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 14TH day of SEPTEMBER, 2022.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY