WARRANTY DEED

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Karen Johnson Davidson County
Batch# 924994 DEEDWARR
10/04/2022 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20221004-0109335

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-20-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lawrence Cammon	New Owner	Map & Parcel 151 00-0 086.00
(NAME) 301 Randy Rd	(NAME)	301 Randy Rd
(ADDRESS) Madison TN 37115	(ADDRESS)	Madison, TN 37115
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Neil B. Chaffin and Sandra D. Chaffin, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lawrence Cammon and Maged Samuel, 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 located in the 29th Councilmanic District of Nashville, Davidson County, Tennessee, and being more particularly described according to a survey prepared by James D. Warrible (R.L.S. No. 1136), dated April 22, 1994 as follows:

Beginning at an existing iron pin on the southern right of way (80-feet) of Hobson Pike, said iron pin being approximately 1.5 feet northeast of an existing concrete highway right of way monument. Said pin also being the northwest corner of the herein described Wilson Property and the northeast corner of the Jimmy C. and Barbara Ellen Woodall Property; both having been established by Court Order No. 87-1674-III in the Chancery Court of Davidson County, Tennessee; thence following said southern right of way with a curve to the right having a central angle of 14 degrees 30 minutes 17 seconds, a radius of 1869.86 feet, an arc length of 473.37 feet, and a chord bearing and length of North 46 degrees 06 minutes 27 seconds East 472.10 feet to a concrete monument set, said concrete monument being the northwest corner of property conveyed to Cheryl Ann Murray from James P. Franklin and Anne Knox Franklin of record in Deed Book 4785, Page 272 in the Register's Office of Davidson County, Tennessee; thence leaving said right of way and following the west line of said Cheryl Ann Murray property; South 00 degrees 00 minutes 11 seconds West 846.14 feet to a concrete monument set, said monument being the southwest corner of the aforementioned Cheryl Ann Murray property; said monument also being on the north line of property conveyed to Cheryl Ann Murray from Thomas K. Worrall, et ux, as of record in Deed Book 6301, Page 899, R.O.D.C., Tennessee; the same also being the north margin of a T.V.A. Easement. The center of which lies 200-feet south of this point; thence following the said common north line of Murray and T.V.A. Easement; South 37 degrees 33 minutes 02 seconds West 173.37 feet to a concrete monument set in an old fence line. Said monument being the southwest corner of said Cheryl Ann Murray property. Said monument also being on the north line of property conveyed to Frank Lomardo from James H. Pugh as of record in Deed Book 6676, Page 937, R.O.D.C., Tennessee; thence leaving Cheryl Ann Murray property and following the said north line of Lomardo property along an old fence line; North 86 degrees 18 minutes 41 seconds West 159.99 feet

to an existing iron pipe next to a four foot high cedar stump, said pipe being the common southwest corner of Wilson and southeast corner of Woodall as established by the aforementioned court order; thence leaving Lombardo and following the court established common line between Wilson and Woodall; North 03 degrees 30 minutes 00 seconds East 542.22 feet to an existing iron pin; thence continuing said with said court established line; North 49 degrees 38 minutes 06 seconds West 57.53 feet to an existing iron pin; thence, continuing with said court established line North 43 degrees 31 minutes 33 seconds West 93.11 feet to the point of beginning.

For informational purposes only: prior deed reference subject property to contain 5.05 acres, more or less.

Being the same property conveyed to Neil B. Chaffin and Sandra D. Chaffin, husband and wife by deed from Billy Keith Wilson, married of record in Instrument 20171024-0109149, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to Letter of Requirements of record in Book 6000, Page 8, said Register's Office.

Subject to Dedication of Easement of record in Book 8149, Page 910 and Book 8196, Page 430, said Register's Office.

Subject to Boundary Lines Agreement of record in Book 9342, Page 161, Book 8182, Page 133, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2368 Hobson Pike, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness our hands this 28th day of September, 2022.

Neil B. Chaffin

Sandra D. Chaffin

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28th day of September, 2022, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Neil B. Chaffin and Sandra D. Chaffin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 5-30-25

PAM S ATCHLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Notary Public,

File No.: 20220532
TN Warranty Deed

Certificate of Authenticity

I, Kathy Lee, 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 9/28/22.

Date

Affiant Signature

9/28/22

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 28th day of September 2022

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON