WARRANTY DEED

Karen Johnson Davidson County
Batch# 925308 **DEEDWARR**
10/05/2022 10:00:34 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50

20221005-0109770

File No. JN-22-3255

THERESA C. RICHARDSON 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 $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 7-9-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth John Dillberg, *et ux*	Same as new owner	00800013300 (Davidson) 023 068.01 (Cheatham)
(NAME) 7403 Harper Road	(NAME)	00800015600 (Davidson) 023 068.00 (Cheatham)
(ADDRESS) Nashville, TN 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **M. Graham Davis and wife, Gayle A. Davis, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth J. Dillberg and Rachael R.Dillberg, Trustees or Successor Trustees of the Dillberg Family Trust U/D/T dated July 2, 2019**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL(S) OF LAND IN DAVIDSON AND CHEATHAM COUNTIES, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
9.64 +/- acres, Tract I, 0 Harper Road, Joelton, Tennessee 37080

Land being partially in the 14th Civil District of Davidson County, and partially in the 2nd Civil District of Cheatham County, Tennessee being described in part according to a survey by Ralph W. C. Lambert and in part according to a survey by John B. Rainey, Surveyor No 823, dated October 1, 1977 and known as Job No. 77-310 as follows:

Beginning at an iron pin in the Westerly margin of Harper Road, said iron pin being the Southeast corner of this tract and the Northeast corner of the Irvin Ellithorp land; thence leaving said road and with Ellithorp's line North 86 degrees 26 minutes West 753.80 feet to a stone, said stone being the Southwest corner of this tract and the Northwest corner of the aforesaid Ellithorp land; thence leaving Ellithorp's line North18 degrees 22 minutes 11 seconds West 867.30 feet to an iron pin set by a power pole; thence South 86 degrees 26 minutes East 125.04 feet to an iron pin, said iron pin being in the line of the L. Neal Binkley land; thence with Binkley's line the following two calls; South 10 degrees 35 minutes West 166.33 feet to an iron pin, said iron pin being 5 feet from a 10 inch white oak pointer; thence South 68 degrees East 1,026.00 feet to an iron pin on the Westerly margin of aforesaid Harper Road; thence with the margin of said Harper Road South 3 degrees 37 minutes West 315.0 feet to the point of beginning containing 9.64 acres more or less.

Being a portion of the same property conveyed to M. Graham Davis and wife, Gayle A. Davis, Robert B. Davis Jr and wife, Patricia L. Davis by Warranty deed from Neal Binkley and wife, Lucile Binkley of record in Book 175, page 403, Register's Office for Cheatham County, Tennessee and Book 4897, page 473, Register's Office for Davidson County, Tennessee, dated March 18, 1975 and recorded on March 20, 1975,

EXCLUDING that 37.08 acres as described and conveyed to Robert B. Davis, Jr., and wife, Patricia L. Davis, in Deed recorded in Book 5278, page 953, Register's Office for Davidson County, Tennessee and EXCLUDING that 17.93 acres described and conveyed to Graham Davis and wife, Gayle A. Davis by deed from M. Graham Davis and wife, Gayle A. Davis of record in Book 193, page 848, Register's Office for Cheatham County, Tennessee and recorded in Book 5278, page 956, in the Register's Office for Davidson County, Tennessee.

Tract I is being conveyed subject to the benefits and responsibilities set out in a Grant of Easement of record in Book 5278, page 959, Register's Office for Davidson County, and in Book 193, page 854, Register's Office for Cheatham County, and to a Shared Driveway Agreement being placed of record herewith as Instrument No. 20221005-0109769, Register's Office for Davidson County, and Book _____, page _____, Register's Office for Cheatham County, Tennessee.

Grantor, through this Instrument, conveys all of its interest in Tract I, which shall be held as tenants in common by Grantee with Robert B. Davis, Jr. and wife, Patricia L. Davis, their heirs and assigns following this conveyance.

Tract II:
7403 Harper Road, Joelton, Tennessee, 37080

Land in the 14th Civil District of Davidson County, Tennessee, and/or the 2nd Civil District of Cheatham County, Tennessee, being Tract 2 on and described according to a survey made by Ralph W.C. Lambert, Registered Land Surveyor, Tennessee No. 162, dated January 25, 1975, as said survey was revised by said Lambert on February 26, 1976, and as said survey was revised by John B. Rainey, Registered Land Surveyor, Tennessee No. 823, on October 1, 1977, and on January 20, 1978, as follows:

In order to determine the True Point of Beginning of the property herein described, begin at an iron pin in the westerly margin of Harper Road near a sugar tree pointer, said iron pin being located (1) at the northeast corner of Irvin Ellithorp's property, (2) at the southeast corner of the 64.65 acre tract conveyed to M. Graham Davis and wife, Gayle A. Davis, Robert B. Davis, Jr., and wife, Patricia L. Davis, hereinafter referred to as the Four Davises, by deed from L. Neal Binkley and wife, Lucile Binkley, of record in Book 4897, page 473, and Book 175, page 403, Register's Offices for said Davidson County and said Cheatham County, respectively, the property herein described being a portion of said 64.65 acre tract, and (3) at the southeast corner of Tract 1 on said survey, containing 9.64 acres, more or less, which is being retained by the Four Davises; thence with (1) the northerly line of said Ellithorp's property and (2) the southerly line of said 64.65 acre tract and said Tract 1, north 86 deg 26' west 753.80 feet to a set stone located (1) at the southwest corner of said Tract 1, (2) at the northwest corner of said Ellithorp's property and (3) at the northeast corner of H. Schutts' property, said set stone being the True Point of Beginning of the property herein described; thence along the line between said Tract 1 and said Tract 2 north 18 deg. 22' 11" east, passing an iron pin at 785.13 feet, a total distance of 867.30 feet to an iron pin set by a power pole, said iron pin being located at the common corner of said Tracts 1 and 2 and Tract 3 on said survey, containing 37.08 acres, more or less, which was conveyed by the Four Davises to Robert B. Davis, Jr. and wife, Patricia L. Davis, by deed recorded in Book 5278, page 953 and Deed Book 193, page 351, Register's Offices for said Davidson and Cheatham County, respectively; thence along the lines between said Tract 2 and said Tract 3 north 64 deg. 07' 45" West 233.70 feet to an iron pin and north 86 deg. 26' west, passing an iron pin at 102.89 feet, a total distance of 519.59 feet to an easterly line of the property owned by Steven Leibfritz' heirs, also being the westerly line of said 64.65 acre tract; thence along an easterly line of said heirs property, being the westerly line of said 64.65 acre tract south 4" west 893.23 feet to a set stone near a sugar tree pointer at the northwest corner of said Schutts' property; thence along the northerly line of said Schutt's property being the southerly line of said 64.65 acre tract, south 86 deg. 26' east 1066.56 feet to the True Point of Beginning of the property herein described, containing 17.93 acres, more or less.

LESS AND EXCEPT that 8.96 acres of property described and conveyed in Deed of

record in Book 332, Page 617, recorded 05-03-93, in the Register's Office for Cheatham County, Tennessee and in Book 8941, page 207, in the Register's Office for Davidson County, Tennessee (now known as Davidson County Tax Map 008-00-0-195.00).

Being a portion of the same property conveyed to M. Graham Davis and wife, Gayle A. Davis by deed from M. Graham Davis and wife, Gayle A. Davis and Robert B. Davis, Jr. and wife, Patricia L. Davis of record in Book 193, page 848, Register's Office for Cheatham County, Tennessee and recorded in Book 5278, page 956, in the Register's Office for Davidson County, Tennessee, dated April 28, 1978 and recorded on May 18, 1978.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson and Cheatham County, Tennessee.

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 my/our hand this 30th day of September, 2022.

M. Graham Davis

Gayle A. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2022, before me personally appeared M. Graham Davis and Gayle A. Davis and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025