Karen Johnson Davidson County
Batch# 944825 DEEDWARR
11/28/2022 10:07:30 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20221128-0124414

Prepared By ~~& Return To:~~
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-4492

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of November, 2022

Notary Public

Commission Expires: 5/31/2026

TERESA GLOVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/31/2026
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Paul R. Odum and Sandra Hughes 3522 Central Pike, Suite 201 Hermitage, TN 37076	Paul R. Odum & Sandra Hughes 3522 Central Pike, Suite 201 Hermitage, TN 37076	004-00-0-176.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Kenneth Ray Woods

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul R. Odum, a married man, and Sandra Hughes, a married 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:

A tract of land in the 14th Civil District of Davidson County, Tennessee, containing 5.02 acres, more or less, according to a survey by M & M Engineers, Frank V. Neeley, No. 1493, dated 11/8/91, and described as follows:

Beginning at a point 704.27 feet from the Northerly margin of Riley Adcock Road and at the end of the ingress and egress easement described below; thence North 84 degrees 24 minutes 23 seconds West 618.45 to an iron pin; thence North 05 degrees 47 minutes 19 seconds East 337.58 feet to an iron pin; thence South 84 degrees 12 minutes 41 seconds East 77.84 feet to an iron pin; thence South 84 degrees 35 minutes 44 seconds East 568.99 feet to an iron pin at an old fence corner; thence South 05 degrees 21 minutes 06 seconds West 180.79 feet to an iron pin; thence South 07 degrees 50 minutes 00 seconds West 146.49 feet to an iron pin; thence South 69 degrees 18 minutes 46 seconds West 27.39 feet to the point of beginning.

Also included in this conveyance is a 25 foot ingress and egress easement described as follows: Beginning in the Northerly margin of Riley Adcock Road; thence North 11 degrees 09 minutes 20 seconds East 139.34 feet to an iron pin; thence North 05 degrees 08 minutes 21 seconds East 221.45 feet to an iron pin; thence North 06 degrees 42 minutes 17 seconds East 129.32 feet to an iron pin; thence North 03 degrees 24 minutes 33 seconds East 214.16 feet to an iron pin, the beginning point of the 5.02 acre tract; thence North 69 degrees 18 minutes 46 seconds East to a point; thence South 03 degrees 18 minutes 46 seconds East to a point; thence South 03 degrees 24 minutes 33 seconds West 226.22 feet to an iron pin; thence South 06 degrees 42 minutes 17 seconds West 129.04 feet to an iron pin; thence South 05 degrees 08 minutes 21 seconds West, 222.04 feet to an iron pin in the Northerly margin of Riley Adcock Road, containing 0.398 acres more or less.

This conveyance also includes a Mobile Home described as "All American Holiday Home, Model No. 704-2FRB-2, 14X70, Serial No. AL8AAH0986.

Being the same property conveyed to Fred Baxter and wife, Evelyn Kay Baxter by Warranty deed from J.L. Skyles, unmarried of record in Book 8883, Page 288 and Re-recorded on March 17, 1993 of record in Book 8889, Page 155, Register's Office for Davidson County, Tennessee, dated March 05, 1993 and recorded on March 09, 1993.

Being the same property conveyed to Margaret Marie Pottinger by Quitclaim Deed from Fred Baxter and wife, Evelyn Kay Baxter of record in Instrument No. 20050823-0100526 Register's Office for Davidson County, Tennessee, dated August 18, 2005 and recorded on August 23, 2005. The said Margaret Marie Pottinger died on August 31, 2014, her estate entered for probate in the Seventh Circuit Court, Twentieth Judicial District Probate Division as Docket No. 15P-1579.

Being the same property conveyed to Kenneth Ray Woods by Personal Representative Deed from Kenneth Ray Woods, Personal Representative of the Estate of Margaret Marie Pottinger Woods of record in Instrument No. 20201116-0134606, Register's Office for Davidson County, Tennessee, dated November 11, 2020 and recorded on November 16, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8346 Riley Adcock Road, Joelton, TN 37080

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 so 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.

Dated this the 18th day of November, 2022.

Kenneth Ray Woods

STATE OF TENNESSEE
COUNTY OF WILSON

On this 18th day of November, 2022, before me personally appeared Kenneth Ray Woods, 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 18th day of November, 2022.

Notary Signature
My commission expires: 9/11/2023

JODI STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 18th day of November, 2022.

11/18/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 18th day of November, 2022.

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Commission Expires: January 10, 2023