Karen Johnson Davidson County
Batch# 953501 DEEDWARR
12/20/2022 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $7,770.00
20221220-0131462

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00

Affiant

Subscribed and sworn to before me, this 14 day of December, 2022.

Notary Public
My commission expires: 4-19-26

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD 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: |
|---|---|---|
| **Austin T. Burton**<br>**Anna B. Burton** | **Farm Credit Mid-America FLCA** | **04000002300**<br>**04000005500** |
| 5715 Whites Creek Pk | **813 S CHURCH ST** | |
| Whites Creek, TN 37189 | **MURFREESBORO, TN 37130** | |

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,

**TKM Real Estate, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Austin T. Burton and Anna B. Burton, married to each other**

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:

Beginning at a stake in the Western line of the property conveyed to Bettie Belle Mullins by deed from Alice True and husband, of record in Book 1019, Page 134, Register's Office for said County, said point being South 45° East 1815.5 feet from the extreme Northwest corner of said Mullins' property; running thence South 88° 5' West 624 feet to a white oak; thence South 30° West 652 feet to a post; thence South 790 40' West 103 feet to a stone 16 feet West of an elm; thence South 7° East 21.50 feet to a stake 3 feet South of a hackberry; thence South 88° 50' East 691 feet to an oak; thence South 21° 35' East 157 feet to a post; thence South 70° East 377 feet to the Southwest corner of the Bettie Belle Mullins tract; thence North 11° West 3475.3 feet along the Western line of the Mullins property and crossing Old Hickory Boulevard to the point of beginning, containing 66.25 acres, more or less, according to a survey made by Blanchard and Parrish, Surveyors, July 20, 1938. But being otherwise described as follows: Beginning at a stone and pointers, the extreme Western corner of a tract of land conveyed to Bettie Belle Mullins by deed from Alice True and husband, of record in Book 1019, Page 134, Register's Office for said County; and running thence Westerly 35 poles to a stone and pointers; thence Southerly 40 poles to a stone and mulberry; thence Westerly 6-1/3 poles to a stone and beech, thence corner of a tract of land formerly owned by the heirs of John G. Marshall, deceased; thence South 9-1/3° East with the Eastern boundary line of said tract, and crossing the East fork of Whites Creek, 151 poles to 3 buckeyes; thence Easterly 25 poles to a stone; thence Southerly 8.6 poles to an elm, to the Northwest corner of a 40 acre tract of land conveyed to W.T. Bennett and J.A. Woodroof, by deed from F.P. White, of record in Book No. 257, Page 4, said Register's Office; thence South 7-1/2° East with the Northerly boundary line of said tract, 48.22 poles to the Southwest corner of said tract of land sold to Bettie Belle

Mullins, as aforesaid; thence North 14° 19' West, with her Western boundary line, 220 poles, more or less, to the beginning, containing 63 acres, more or less, including but excluding a small tract containing 6.09 acres according to a survey of John Wilkes, County Surveyor, dated January 27, 1945, previously conveyed by Cartwright to J.B. Jackson, Jr., by deed bearing date February 8, 1945, of record in Book 1315, Page 258, of the Register's Office of Davidson County, which small tract is excluded from the land above described, and which is not conveyed by this deed, being more particularly described as follows: Beginning at an iron pin in the center of Old Hickory Boulevard, in P. Cartwright's East line of the property conveyed to him by deed of record in Book 1701, Page 543, said Register's Office; thence South 8° East (crossing Little Creek Fork of Whites Creek at 900 feet) 2103 feet to an iron pin in Bennett's line; thence South 70° East 217-1/2 feet to a stone (Southwest corner of Bettie Belle Mullins' Tract); thence North 22° West 2221 feet to the center of Old Hickory Boulevard; thence South 80° West 68 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED HEREIN is the following:

Being in the 10th Civil District of said County and described according to a survey by John Kohl dated May 22, 1965 as follows:

Beginning at a point at the Northwest corner of the property conveyed to Ernest Ross Frazier and wife, of record in Book 3899, Page 726, Register's Office for said County; thence Northwestwardly along the same bearing of the West line of the aforementioned property previously conveyed to the said Ernest Ross Frazier, 435.6 feet to a point; thence Eastwardly 200 feet to a point; thence Southeastwardly 435.6 feet to a point, the Northeast corner of the property conveyed to Frazier (supra); thence with the North line of said property Southwestwardly 200 feet to the point of beginning.

Being the same property conveyed to TKM Real Estate, LLC, by Special Warranty Deed from Owen Alvin Waldrop, Jr, individually, and Steven A Benefield, Trustee of The Grace Waldrop Batson Revocable Trust Amended and Restated May 10, 2005, dated April 17, 2018, of record in Instrument No. 20180425-0038983, in the Register's Office for Davidson County, Tennessee.

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 7395 Old Hickory Blvd, 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: 12/14/22

TKM Real Estate, LLC

Richard R. Otten, Authorized Agent of TKM Real Estate, LLC

**STATE OF** Tennessee

**COUNTY OF** Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Richard R. Otten** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Authorized Agent of TKM Real Estate , LLC and that he is authorized by TKM Real Estate, LLC to execute this instrument on its behalf.

Witness my hand this 14th day of **December, 2022.**

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

_____
Notary Public

My commission expires: 7/7/25

# Certificate of Authenticity

I, Mark B. Leeclam, 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 12/14/22.

12/14/22
Date

Affiant Signature

12/14/22
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 14 day of December, 2022.

Notary's Signature
My Commission Expires: 4.19.26

Notary's Seal (if on paper)

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY