Karen Johnson Davidson County
Batch# 962491 DEEDWARR
01/19/2023 02:26:27 PM 4 pgs
Fees: $23.00 Taxes: $55.50
20230119-0004479

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62454
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Deshpande Scott Family Trust dated November 8, 2016 8194 Jackman Rd. Joelton, TN 37080	Deshpande Scott Family Trust dated November 8, 2016 8194 Jackman Rd. Joelton, TN 37080

TAX MAP PARCEL NUMBERS: 00900014200 and 00900009400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$15,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Dennis Sterry**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jayant K. Deshpande and Patricia Neel Scott, Co-Trustees of the Deshpande Scott Family Trust dated November 8, 2016**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**
Being a tract of land in the 15th Council District of Davidson County and being that land conveyed to James Dennis Sterry in DB 5378, PG 480 and in QCD-7850, PG 549 R.O.D.C.T. and more accurately described by a survey done by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 07/29/22:

Beginning an existing iron pin in a blacktop drive and the northerly margin of Jackman Road, said pin being the most southwest corner of herein described tract, and a common corner to Gloria Tate DB-20190205 0010627 R.O.D.C.T.; Thence now leaving said margin with said Tate for the next 2 calls: N 04°42'38"E 44.71 feet to an existing iron pin in said drive; Thence N 01°12'42"E 379.14 feet to an existing iron pin in the right edge of a gravel drive, said pin being a common corner to Thomas Sterry QCD-10403, PG 897 R.O.D.C.T.; Thence now leaving said Tate with said Sterry for the next 2 calls: N 15°58'29"W 267.47 feet to a set iron pin; Thence N 85°05'24"W 528.42 feet to an existing iron pin, said pin being a common corner to Brady James QCD-20170825-007688 R.O.D.C.T.; Thence now leaving said Sterry with said James N 05°05'00"E 249.89 feet to an existing iron pin, said pin being in the southerly line of Deshpande Scott Family Trust QCD-202200121-0008248 R.O.D.C.T.; Thence now leaving said James with said Trust S 85°05'59"E 649.31 feet to an existing iron pin; Thence S 85°46'52"E 49.96 feet to an existing iron pin, said pin being a common corner to Kelly and Susan Gupton DB-20200626, PG 0069039 R.O.D.C.T.; Thence with said Gupton S 05°00'04"W 907.76 feet to a set iron pin in the margin of Jackman Road; Thence now leaving said Gupton with said margin S 77°26'07" W 52.62 feet to the point of beginning containing 5.31 acres.

The above-described tract is subject to an existing 20 foot easement in REF. 4990, PG 182 R.O.D.C.T., maintenance agreement in DB 5987, PG 924 R.O.D.C.T., and rerecorded in Book 5296, Page 121 and Book 5378, page 480 R.O.D.C.T.

Attached hereto as Exhibit "A", is a copy of said survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 07/29/22.

Being the same property conveyed to James Dennis Sterry by Warranty Deed from J.C. Sterry and wife, Charlene Sterry adn Charles Calvin Sterry and wife, Jo Ann Sterry, dated December 18, 1978 and recorded on December 27, 1978 of record in Book 5378, page 480, Register's Office for Davidson County, Tennessee. And by Quitclaim Deed from C.C. Sterry and wife, Jo Ann Sterry dated May 25, 1989, recorded May 26, 1989, of record in Book 74850, page 549, said Register's Office.

Description Reference: Described according to boundary survey by Anthony T. Bollinger, R.L.S., Tennessee Surveyor license no. 2095, dated 7/29/2022.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5190, page 680, said Register's Office, which Plan shows a minimum building setback lines, a 20 foot access easement, areas labeled No. 1 and 2 for sewage soil absorption, a designated building site and notes concerning water service. Easement for ingress and egress retained in Book 4990, page 180, rerecorded in Book 5120, page 599 and rerecorded in Book 5296, page 121 and Book 5378, page 480, said Register's Office. Agreement to Maintain Roadway of record in Book 5987, page 924, said Register's Office. Subject to the rights, if any of parking area being used by an adjacent parcel. No insurance is afforded as to the amount of acreage contained herein.

This is unimproved property, known as 0 & 8192 Jackman 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13 day of January, 2023.

James Dennis Sterry

James Dennis Sterry

State of Tennessee

County of Robertson

On this 13 day of January, 2023, before me the undersigned authority, personally appeared James Dennis Sterry, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Courtney Hulsey

Notary

My Commission Expires: 11-19-2024

COURTNEY HULSEY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $15,000.00.

Affiant

Sworn and subscribed before me this 17 day of January, 2023.

Notary

My Commission Expires: _____

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

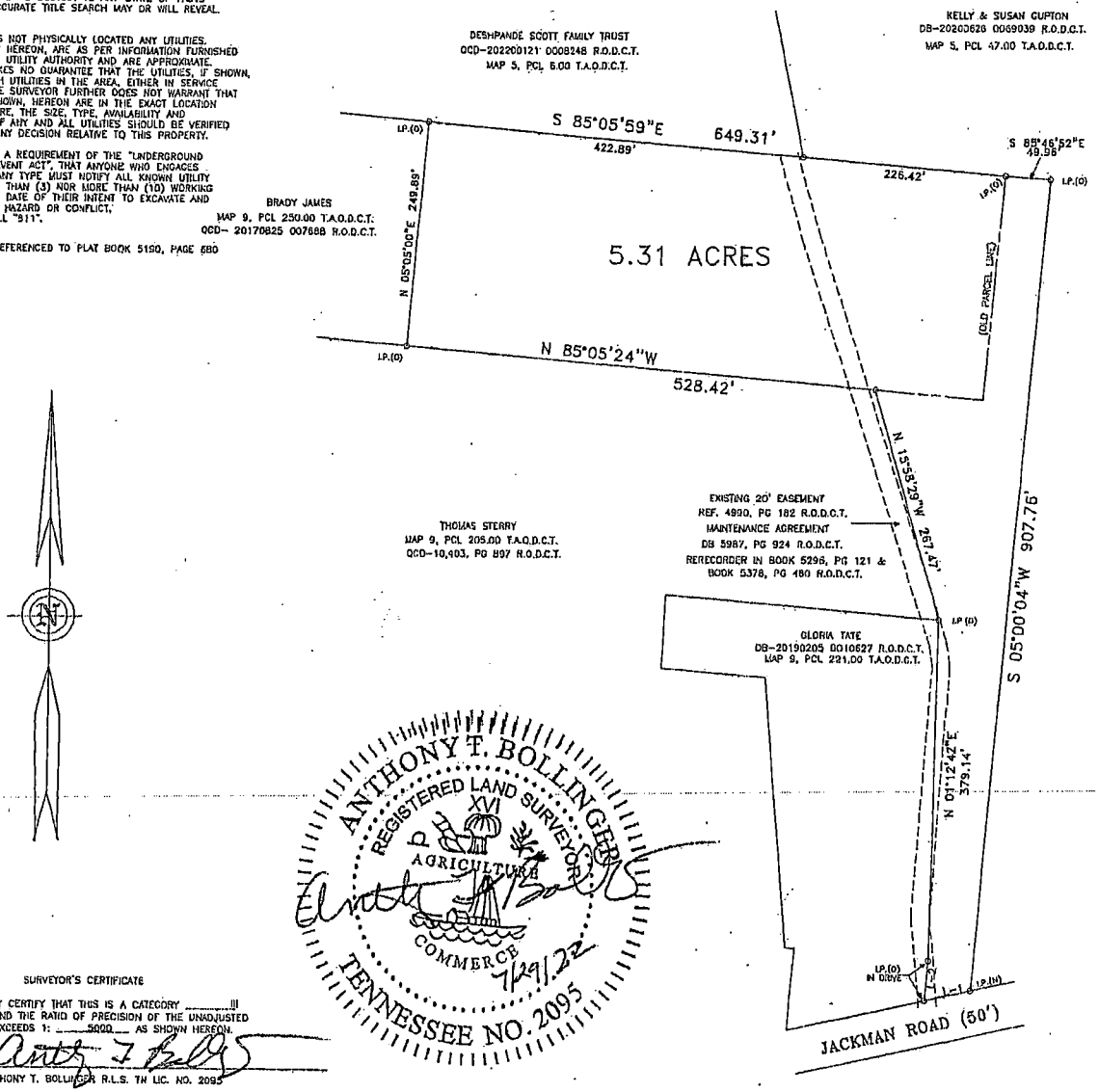
PLAT CONTAINS 5.31 ACRES

NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

NOTE;
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT, TENNESSEE ONE CALL "811".

NOTE:
ALL BEARINGS ARE REFERENCED TO PLAT BOOK 5190, PAGE 880 R.O.D.C.T.



CALL TABLE

COURSE	BEARING	DISTANCE
L-1	S 77°26'07"W	52.62'
L-2	N 04°42'38"E	44.71'

EXHIBIT "A"

PROPERTY REFERENCE

JAMES DENNIS STERRY
DB 5378, PG 480 R.O.D.C.T.
MAP 9, PCL 142.00 T.A.O.D.C.T.
PB 5190, PG 880 R.O.D.C.T.
QCD-7850, PG 549 R.O.D.C.T.
MAP 9, PCL 94.00 T.A.O.D.C.T.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY ____III SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1: ____5000___ AS SHOWN HEREON.

ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095

ANTHONY T. BOLLINGER
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2095
7/29/22

ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169

100 0 100 200 300
GRAPHIC SCALE – FEET

TRACT SURVEY FOR

JAY DESHPANDE
JACKMAN ROAD

SCALE	DRAWN BY	APPROVED	DATE
1" = 100'	T.E.W.	T.E.W.	07/29/22

1ST COUNCIL DISTRICT

DAVIDSON COUNTY
TENNESSEE

DRAWING NO. KG2