Karen Johnson Davidson County
Batch# 965840 DEEDWARR
01/30/2023 02:35:30 PM 10 pgs
Fees: $53.00 Taxes: $1,332.00
20230130-0006917

GENERAL WARRANTY DEED

FROM:	James R. Allen, Rhonda Likus, Robert Medley, Stanley Medley and Steven Medley, Grantors	This instrument was prepared by: Jeffrey R. King Stites & Harbison, PLLC 401 Commerce Street, Suite 800 Nashville, Tennessee 37219
TO:	Cheryl Harris, Trustee, Grantee	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map Parcel Numbers:
Cheryl Harris, Trustee O'Neil, Hagaman, LLC 3310 West End Avenue, Suite 400 Nashville, Tennessee, 37203	New Owner	024-00-0-219.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Sixty Thousand and No/100 Dollars ($360,000.00).

Cheryl Harris
Affiant

SUBSCRIBED AND SWORN TO before me, this the 25th day of January, 2023.

Dana G. Dennis
Notary Public

My Commission Expires: March 7, 2023

DANA G. DENNIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 7, 2023

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, JAMES R. ALLEN, RHONDA LIKUS, ROBERT MEDLEY, STANLEY MEDLEY and STEVEN MEDLEY, each being an heir-at-law of Barbara Sue Allen, deceased (collectively, "Grantors"), have bargained and sold, and by these presents do transfer and convey unto CHERYL HARRIS, Trustee for the 8 Ten Farm Trust

("Grantee"), her successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 644 Dry Creek Road, Goodlettsville, Davidson County, Tennessee 37202.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her successors and assigns forever.

And Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, her successors and assigns, against the lawful claims of all persons whosoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

James R. Allen has formally disclaimed his interest in the Property as an heir at law of the late Barbara Sue Allen, but joins in this deed for the purpose of quitclaiming any interest he may otherwise have in the Property. Notwithstanding anything to the contrary contained herein, the said James R. Allen makes no warranties or covenants regarding the Property.

This deed may be executed in multiple counterparts, each of which shall be deemed to be an original, and all of which taken together, shall be considered to be one and the same document.

Witness our hands this 30 day of January, 2023.

[Remainder of page intentionally left blank. Signatures on following pages].

James R Allen
JAMES R. ALLEN

STATE OF FLORIDA)
)
COUNTY OF SEMINOLE)

Personally appeared before me, BRENT DELA CRUZ, a Notary Public of said County and State, JAMES R. ALLEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in ORLANDO, Florida, this 18th day of January, 2023.

Notary Public

My Commission Expires: 2/21/25

BRENT DELA CRUZ
Notary Public, State of Florida
Commission# HH 87352
My comm. expires Feb. 21, 2025

Rhonda Likus by Stanley Medley Attorney in Fact

RHONDA LIKUS, by Stanley Medley, Attorney-in-Fact

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Lisa Farris, a Notary Public of said County and State, STANLEY MEDLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acting as Attorney-in-Fact for Rhonda Likus, and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name as Attorney-in-Fact for Rhonda Likus.

Witness my hand and seal, at Office in Nashville, TN, this 30 day of January, 2023.

Lisa Farris
Notary Public

My Commission Expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

Robert Medley ~~By~~ [signature] AS ATTORNEY IN FACT
~~STANLEY MEDLEY, as Attorney in Fact for~~
~~Robert Medley~~
Robert Medley, by Stanley Medley, As Attorney in Fact for Robert Medley

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Lisa Farris, a Notary Public of said County and State, STANLEY MEDLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acting as Attorney-in-Fact for Robert Medley, and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name as Attorney-in-Fact for Robert Medley.

Witness my hand and seal, at Office in Nashville TN, —, this 30 day of January, 2023.

Lisa Farris
Notary Public

My Commission Expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

STANLEY MEDLEY

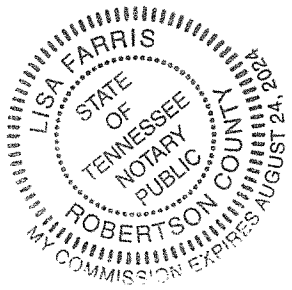
STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Lisa Farris, a Notary Public of said County and State, STANLEY MEDLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, TN, this 30 day of January, 2023.

Lisa Farris
Notary Public

My Commission Expires: 08-24-2024



20581N:224247:1564201:1:NASHVILLE

Steven Medley By [signature] Attorney in Fact
STEVEN MEDLEY, by Stanley Medley, Attorney-in-Fact

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Lisa Farris, a Notary Public of said County and State, STANLEY MEDLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acting as Attorney-in-Fact for Steven Medley, and who acknowledged that he executed the within instrument for the purposes therein contained by signing his name as Attorney-in-Fact for Steven Medley.

Witness my hand and seal, at Office in Nashville, TN, this 30 day of January, 2023.

[signature] Farris
Notary Public

My Commission Expires: 08-24-2024

LISA FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES AUGUST 24, 2024

EXHIBIT A

Property Description

Land being located in Davidson County, being described as follows:

Beginning at an iron pin on the northeast side of a 40' Beech Tree in the westerly margin of Dry Creek Road, said pin being the most southeasterly corner of the herein described tract and a common corner to John A. Parrish (DB 4317, pg. 013, RODCT); thence with said parrish for the next two calls S. 58 59' 50" W., 876.81' to a pin at a post; thence S. 61 56' 40" W., 194.74' to a existing iron pin at a post; thence S. 58 56' 44" W., 29.68' to a set iron pin at a post; thence N. 05 34' 19" W., 24.83' to a set iron pin at a post; thence N. 40 58' 45" E., 511.94' to a set iron pin at a post; thence N. 39 19' 18" E., 391.66' to a set iron pin at a post; thence N. 30 34' 28" E., 76.06' to a set iron pin; thence S. 71 34' 52" E., 356.18' to a set iron pin in the margin of Dry Creek Road; thence with said margin and a curve to the left (R= 1617.546, L= 109.00, D= 3 51' 42", CB= S 04 52' 50" W.,) to the point of beginning containing 5.042 acres more or less.

The above described property is subject to a 30' ingress, egress and utility easement severing those properties to the west and southwest.

Access to the above described property is provided by a 30' ingress, egress and utility R.O.W running approximately N. 30 00' 00" E., 700.00' to this tract.

Being the same property conveyed to ROBERT H. OZANNE, by deed from EDWARD F. DUNN AND WIFE, AGNES DUNN, of record in Book 1019, page 387, dated March 2, 1937, said Register's Office. The said Robert H. Ozanne having since died testate on or about July 3, 1993. Pursuant to his will of record in Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 93P-1071 devises subject property to his daughters Mera Carr and Barbara Sue Allen. For further reference see Affidavit of Heirship of record in Instrument No. 20180205-0011722 and Instrument No. 20180205-0011723, said Register's Office. MERA CARR further conveyed her interest to BARBARA SUE ALLEN, by quitclaim deed of record in Book 9378, page 382, dated June 2, 1994, said Register's Office. The said Barbara Sue Allen having since died intestate on or about July 8, 2022, leaving said property to her only Heirs at Law. For further reference see Affidavit of Heirship of record in Instrument No. _____, said Register's Office.

202301300006912
202301300006913

EXHIBIT B

Encumbrances

1. Taxes for 2023 constitute a lien, but are not yet due and payable.

2. Ingress/Egress Easement of record in Book 9378, page 985, Register's Office for Davidson County, Tennessee.

3. Application for Greenbelt Assessment of record in Book 8846, page 470, said Register's Office.

Certificate of Authenticity

I, Lisa Farris, 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 01-25-2023.

Date

Lisa Farris

Affiant Signature

01-30-2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of January, 2023.

Notary's Signature

My Commission Expires: 10/22/2025

Date

Notary's Seal (if on paper)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Oct. 22, 2025