Karen Johnson Davidson County
Batch# 970624 DEEDWARR
02/14/2023 11:29:30 AM 8 pgs
Fees: $43.00 Taxes: $2,405.00
20230214-0010668

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

05-NSH22-04986

Address of New Owner:	Send Tax Bills to:	Tax Information:
Benjamin Dang 321 Claudia Drive, Old Hickory, TN 37138	BENJAMIN DANG 1820 JEFFERSON ST. NASHVILLE, TN 37208	Parcel: 044-00-0-010.00, 044-00-0-030.00, 044-00-0-029.00, 044-00-0-039.00, 044-00-0-028.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **"Sherri L. Smith, a single person, Steven M. Conatser aka Steve Conatser aka Stephen Conatser, a single person, and Lillian C. Starks, a single person".**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Benjamin Dang, married**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Parcel 1: (044-00-2-010.00)

Land in the Forth Civil District of Davidson County, Tennessee according to a survey by John D. McCormick, Surveyor dated October 13, 1973 and described as follows:

Beginning at a point in the Southeasterly margin of Claudia Drive at a point where- said Drive intersects with the Northeasterly corner of the tract herein conveyed, thence South 40 degrees 44 minutes East 43.6 feet to an iron pin, thence South 40 degrees 44 minutes East 368.4 feet to a monument on the Southeasterly corner of the tract herein conveyed, thence South 35 degrees 09 minutes West 677.6 feet to an iron pin corner to an 11.5 acre tract described on the above survey and of record in Book 4761, page 634, Register's Office for Davidson County; thence with the line of said tract North 34 degrees 09 minutes West 433.7 feet to an iron pin; thence North 34 degrees 09 minutes West 25.7 feet to a point in the center of Claudia Drive as described in Book 4763, page 743 Register's Office for Davidson County; thence with the center of Claudia Drive North 41 degrees 56 minutes West 609.5 feet to the point of beginning, and containing 5.58 acres more or less, according to the aforementioned survey.

Included in the above description but specifically excluded from the property herein conveyed is that right of way easement conveyed to Crandall in Book 4763, Page 743, Register's Office for Davidson County and described as follows:

Land in the Fourth Civil District of Davidson County, Tennessee, according to a survey by John D. McCormick, Surveyor, dated October 13, 1973, being a 50 foot wide strip of land extending generally Southerly from Claudia Drive to an 11.5 acre tract and a 12.1 acre tract purchased from Grantors by John L. Crandall in separate deeds. This strip of land is described as follows:

Beginning at a concrete monument in the Southwest corner of Claudia Drive where it intersects the Northerly line of the 5.01 acre tract of land retained by Martin R. Jones and wife, and also being the Northwest corner of the within described land; thence North 40 degrees 44 minutes West crossing Claudia Drive 50 feet to a concrete monument; thence with a curve going generally South with a radius of 63.83 and a length of 83.98 feet to a point; thence South 26 degrees 05 minutes East 17.5 feet to an iron pin; thence Southerly with a curve having a radius of 19.46 feet and a length of 23.10 feet to an iron pin; thence South 41 degrees 56 minutes West 529.5 feet to an iron pin in the Northerly line of a 12.1 acre tract purchased by John. L. Crandall and then continuing with the Northerly boundary of said 12.1 acre tract South 46 degrees 28 minutes East 25.03 feet to a point; thence South 34 degrees 09 minutes East 25.7 feet along the Northerly line of a 11.5 acre tract purchased by John L. Crandall to an iron pin; thence North 41 degrees 56 minutes East 535.7 feet to an iron pin; thence with a curve having a radius of 69.46 feet and a length of 82.46 feet to an iron pin; thence North 26 degrees 05 minutes West 17.5 feet to an iron pin; thence with a curve and in a generally Northerly direction with a radius of 13.83 feet and a length of 18.20 feet to the point of beginning.

Being the same property conveyed to Lillian C. Starks by Warranty Deed from James C. Bowen, a widower, of record in Book 6574, Page 464, Register's Office for Davidson County, Tennessee, dated June 05, 1985 and recorded on June 05, 1985.

Being the same property conveyed to Charles H. Conatser by Quitclaim Deed from Lillian C. Starks of record in Instrument No. 20070126-0011103 Register's Office for Davidson County, Tennessee, dated January 26, 2007 and recorded on January 26, 2007.

Being the same property conveyed to Lillian C. Starks by Quitclaim Deed from Charles H. Conatser of record in Instrument No. 20070213-0018346 Register's Office for Davidson County, Tennessee, dated February 01, 2007 and recorded on February 13, 2007.

Being a portion of the same property conveyed to Steven M. Conatser, aka Steve Conatser and Lillian C. Starks, as to a life estate with remainder interest to Sherri L. Smith by Quitclaim Deed from Steven M. Conatser, aka Steve Conatser and Lillian C. Starks of record in Instrument No. 20160421-0038816 Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016

Parcel 2:(044-00-0-030.00)

Land in the Fourth Civil District of Davidson County, Tennessee, according to a survey by John D. McCormick, Land Surveyor, dated October 13, 1973, being a 50-foot-wide strip of land extending generally southerly from Claudia Drive to a 11.5 acre tract and a 12.1 acre tract and described as follows:

Beginning at a concrete monument in the southwest corner of Claudia Drive where it intersects the northerly line of the 5.01 acre tract of land retained by Martin R. Jones and wife, and also, being the northwest corner of the within described land; thence North 40 deg 44' West crossing Claudia Drive 50 feet to a concrete monument; thence with a curve going generally South with a radius of 63.83 and a length of 83.98 feet to a point; thence South 26 deg 05' East 17.5 feet to an iron pin; thence southerly with a curve having a radius of 19.46 feet and a length of 23.10 feet to an iron pin; thence South 41 deg 56' West 529.5 feet to an iron pin in the northerly line of a 12.1 acre tract purchased by John L. Crandall and then continuing with the northerly boundary of said 12.1 acre tract South 46 deg 28' East 25.03 feet to a point; thence South 34 deg 09' East 25.7 feet along the northerly line of a 11.5 acre tract purchased by John L. Crandall to an iron pin; thence North 41 deg 56' East 535.7 feet to an iron pin; thence with a curve having a radius of 69.46 feet and a length of 82.46 feet to an iron pin; thence North 26 deg 05' West 17.5 feet to an iron pin; thence with a curve and in a generally northerly direction with a radius of 13.83 feet and a length 18.20 feet to the point of beginning.

Being a portion of the property conveyed to Lillian C. Starks and Steven M. Conatser each a 1/2 undivided interest as tenants in common by Warranty Deed from James Rex Wilkins and Raymond E. Peterson, tenants in common dated February 5/7, 1985 and recorded February 11, 1985, in Book 6490, Page 562, Register's Office for Davidson County, Tennessee.

Being a portion the same property wherein Steven M. Conatser conveyed a 1/2 undivided interest to Lillian C. Starks by Quitclaim Deed dated April 22, 1987 and recorded April 22, 1987 in Book 7212, Page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven M. Conatser and Charles H. Conatser, as tenants in common, with joint right of use and perpetual easement to run with the land by Quitclaim Deed from Lillian C. Starks dated January 26, 2007 and recorded January 26, 2007 in Instrument No. 20070126-0011102, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lillian C. Starks by Quitclaim Deed from Steven M. Conatser and Charles H. Conatser, as tenants in common, with joint right of use and perpetual easement to run with the land dated February 01, 2007 and recorded February 13, 2007 in Instrument No. 20070213-0018344, Register's Office for Davidson County, Tennessee.

Being the same property wherein Lillian C. Starks conveyed an undivided 1/2 interest as tenant in common to Steven M. Conatser by Quitclaim Deed dated August 28, 2007 and recorded September 27, 2007 in Instrument No. 20070927-0115262, Register's Office for Davidson County, Tennessee.

Parcel 3:(044-00-0-029.00)

Land in the Fourth Civil District of Davidson County, Tennessee, being 11.5 acres, more or less, according to a survey of John D. McCormick, Land Surveyor, dated October 13, 1973, and described as follows:

Beginning at an iron pin in the southwest corner of Martin R. Jones' property acquired by him in Book 3163, Page 321, Register's Office for Davidson County, Tennessee; and said beginning point being in the Hadley Bend in the low water mark on the Cumberland River and the southeast corner of the land described and subject to any easement for the flow of the Cumberland River at the low water line; thence South 46 deg 49' East 325.12 feet with the low water line of the Cumberland River to an iron pin; thence continuing with the low waterline of the Cumberland River South 51 deg 26' East 223.3 feet to an iron pin; thence North 35 deg 09' East 980.7 feet with a fence to an iron pin; thence North 34 deg 09' West 433.7 feet to an iron pin; thence North 34 deg 09' West 15.7 feet to a point in a fence in Martin R. Jones' easterly line; thence South 41 deg 56' West 1094.5 feet with a fence to the point of beginning.

Being a portion of the property conveyed to Lillian C. Starks and Steven M. Conatser each a 1/2 undivided interest as tenants in common by Warranty Deed from James Rex Wilkins and Raymond E. Peterson, tenants in common dated February 5/7, 1985 and recorded February 11, 1985, in Book 6490, Page 562, Register's Office for Davidson County, Tennessee.

Being a portion the same property wherein Steven M. Conatser conveyed a 1/2 undivided interest to Lillian C. Starks by Quitclaim Deed dated April 22, 1987 and recorded April 22, 1987 in Book 7212, Page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles H. Conatser by Quitclaim Deed from Lillian C. Starks dated January 26, 2007 and recorded January 26, 2007 in Instrument No. 20070126-0011104, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lillian C. Starks by Quitclaim Deed from Charles H. Conatser dated February 01, 2007 and recorded February 13, 2007 in Instrument No. 20070213-0018347, Register's Office for Davidson County, Tennessee.

Parcel 4:(044-00-0-039.00)

A tract of land located in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, being more particularly described as follows:
Beginning at a point in the northwest corner of said Parcel 28; said point also being the southwest corner of Martin Jones' property, as of record in Deed Book 3163, Page 9, of the Register's Office tor said County; thence South 46 deg. 28' 00" East 407.41 feet to the true point of beginning; thence South 46 deg. 28' 00" East 30.02 feet to a point; thence South 41 deg. 45' 28" West 1072.30 feet to a point; thence North 46 deg. 49' 00" West 16.40 feet to a point; thence North 34 deg. 35' 00 " West 562.30 feet to a point; thence North 49 deg. 16' 00" East 400.00 feet to a point; thence South 31 deg. 38' 06" East 501.43 feet to a point; thence North 41 deg. 45' 28" East 686.78 feet to the point of beginning.

Also conveyed herein is a non-exclusive perpetual easement for purposes of ingress and egress known as Map/Parcel 044-00-0-030.00, depicted and shown as Parcel 1 on this report.

Being a portion of property conveyed to Maxey Ray Starks by Final Divorce Decree from Lillian Kathryn Starks in Instrument No. 20070116-0006391, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marvin T. Reed by Warranty Deed from Maxey Ray Starks dated August 30, 2007 and recorded September 04, 2007 in Instrument No. 20070904-0105817, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steve Conatser from Marvin T. Reed dated August 23, 2007 and recorded September 04, 2007 in Instrument No. 20070904-0105818, Register's Office for Davidson County, Tennessee.

Parcel 5:(044-00-0-028.00)

Land in the Fourth District of Davidson County, Tennessee being 12.1 acres, more or less, according to the survey of John D. McCormick, Land Surveyor, dated October 13, 1973 and described as follows:

Beginning at an iron pin in the southwest corner of James C. Bowen property acquired by him in Book 6163, Page 323 Register's Office for Davidson County, Tennessee, and said beginning point in the Hadley Bend in the low water mark on the Cumberland River and the southeast corner of the land herein described and subject to any easement for the now of the Cumberland River and at the low water line; thence North 46 deg 49' West 16.4 feet with the low water line of the river; thence North 34 deg 35' West 562.3 feet with the river to an iron pin; thence North 49 deg 16' East with a fence 960.9 feet to an iron pin; thence South 46 deg 28' East 412.4 feet with a fence to an iron pin; thence South 46 deg 28' East 25.03 feet to a point in a fence; thence South 41 deg 56' West 1094.5 feet with a fence to the point beginning.

However, this conveyance is subject to the conveyance by Quitclaim Deed from Steve Conatser and wife, Karen Conatser to Lillian C. Starks and husband, Maxey R. Starks dated September 8, 1998, recorded in Book 1103, Page 289, of the Register's Office of Davidson County, Tennessee, which has the following description:

A tract of land located in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee. Being a part of parcel 28 on Map 44 of the Tax Assessor's Office for Davidson County, Tennessee. Also being more particularly described as follows:

Beginning at a point in the northwest corner of said Parcel 28, said point also being the southwest corner of Martin Jones' properly, as of record in Deed Book 3163, Page 9, of the Register's Office for said county, thence South 46 deg 28' 00" East 407.41 feet to the true point of beginning; thence South 46 degrees 28' 00" East 30.02 feet to a point; thence South 41 degrees 45' 28" West 1072.30 feet to a point; thence North 46 degrees 49' 00" West 16.40 feet to a point; thence North 34 deg 35' 00" West 562.30 feet to a point; thence North 49 deg 16' 00" East 400.00 feet to a point; thence South 31 degrees 38' 06" East 501.43 feet to a point; thence North 41 degrees 45' 28" East 686.78 feet to the point of beginning containing 233,138.75 square feet or 5.3521 acres, more or less.

Being a portion of the property conveyed to Lillian C. Starks and Steven M. Conatser each a 1/2 undivided interest as tenants in common by Warranty Deed from James Rex Wilkins and Raymond E. Peterson, tenants in common dated February 5/7, 1985 and recorded February 11, 1985, in Book 6490, Page 562, Register's Office for Davidson County, Tennessee.

Being a portion the same property wherein Steven M. Conatser conveyed a 1/2 undivided interest to Lillian C. Starks by Quitclaim Deed dated April 22, 1987 and recorded April 22, 1987 in Book 7212, Page 25, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steve Conatser, a married person, as Tenants in Common by Quitclaim Deed from Lillian C. Starks, a married person dated March 30, 1988 and recorded April 05, 1988 in Book 7508, Page 97, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steve Conatser by Quit Claim Deed from Lillian C. Starks and husband, Maxey R. Starks dated May 02, 1988 and recorded May 08, 1988 in Book 7533, Page 545, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven M. Conatser by Quitclaim Deed from Lillian C. Starks dated January 26, 2007 and recorded January 26, 2007 in Instrument No. 20070126-0011105, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lillian C. Starks by Quitclaim Deed from Steven M. Conatser dated February 01, 2007 and recorded February 13, 2007 in Instrument No. 20070213-0018345, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven M. Conatser by Quitclaim Deed from Lillian C. Starks dated August 28, 2007 and recorded September 27, 2007 in Instrument No. 20070927-0115261, Register's Office for Davidson County, Tennessee.

All being a portion of the same property conveyed to Sherri L. Smith by Quitclaim Deed from Steven M. Conatser, A.K.A Steve Conatser and Lillian C. Starks, reserving unto themselves a Life Estate Interest of record in Instrument No. 20160421-0038816, Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 321 Claudia Drive, Parcel: 044-00-0-010.00, 044-00-0-030.00,044-00-0-029.00, 044-00-0-039.00, 044-00-0-028.00, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10th day of February, 2023

Sherri L. Smith

Steven M. Conatser AKA Steve Conatser
AKA STEPHEN CONATSER

Lillian C. Starks

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Sherri L. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Sumner, Tennessee, this 10th day of February, 2023.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

STATE OF TENNESSEE

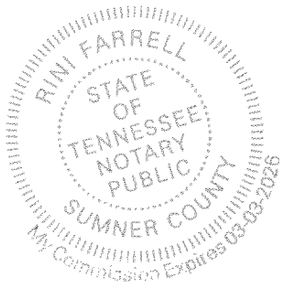
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Steven M. Conatser**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Sumner, Tennessee, this 10th day of February, 2023.

Notary Public

My Commission Expires: 03/03/2026



STATE OF TENNESSEE

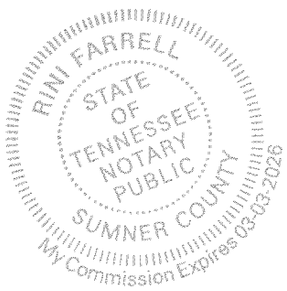
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Lillian C. Starks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Sumner, Tennessee, this 10th day of February, 2023.

Notary Public

My Commission Expires: 03/03/2026



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 10TH, FEBRUARY, 2023.

Custodian's Signature — 02/10/2023 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 10TH day of FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023