Karen Johnson Davidson County
Batch# 979756 DEEDWARR
03/13/2023 10:53:30 AM 6 pgs
Fees: $33.00 Taxes: $370.00
20230313-0017965

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19936-MC

STATE OF TENNESSEE
COUNTY OF Sumner

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

Affiant

Subscribed and sworn to before me, this the 10th day of March, 2023.

Notary Public
My Commission Expires: 3/1/25

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Fisher and Brittney Fisher 1070 Hilton Lane Castalian Springs, TN 37031	New Owner " "	034-01-0 082.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Tommie H. Williams, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Richard Fisher and wife, Brittney Fisher**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1

Being the following described real estate situated in the Tenth (10th) Council District of Davidson County, Tennessee, being property conveyed to Tommie H. Williams by deed of record in Book 6519, Page 390 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing t-post found in the south line of the subject property and being the northeast corner of the Greater Faith Missionary Baptist Church property (Inst. 20200131-0011860); thence with the south line of the subject property North 84 degrees 23 minutes 31 seconds West a distance of 267.37 feet to a 5/8-inch rebar with L.I. Smith and Associates cap found at the southwest corner of the subject property and the east right-of-way for I-65 North; thence with the west line of the subject property and the east right-of-way of I-65 North for the next four (4) calls: North 35 degrees 54 minutes 22 seconds East a distance of 244.91 feet to a concrete monument found;North 52 degrees 23 minutes 05 seconds East a distance of 96.62 feet to a concrete monument found; North 23 degrees 20 minutes 03 seconds East a distance of 130.52 feet to a concrete monument found; North 35 degrees 40 minutes 35 seconds East a distance of 202.12 feet to a 5/8-inch rebar with cap set; thence continuing with the west line of the subject property and leaving the east right-of-way of I-65 North for the next three (3) calls: South 54 degrees 19 minutes 25 seconds East a distance of 70.00 feet to a 5/8-inch rebar with cap set;North 35 degrees 40 minutes 35 seconds East a distance of 50.00 feet to a 5/8-inch rebar with cap set; North 54 degrees 19 minutes 26 seconds West a distance of 70.00 feet to a 5/8-inch rebar with cap set in the west line of the subject property and the east right-of-way of I-65 North; thence continuing with the west line of the subject property and the east right-of-way of I-65 North for the next three (3) calls:North 35 degrees 40 minutes 35 seconds East a distance of 181.63 feet to a concrete monument found; North 43 degrees 29 minutes 24 seconds East a distance of 104.36 feet to a concrete monument found; North 39 degrees 31 minutes 54 seconds

East a distance of 295.59 feet to a 5/8-inch rebar with cap set; thence continuing with the west line of the subject property and leaving the east right-of-way of I-65 North for the next three (3) calls: South 50 degrees 28 minutes 09 seconds East a distance of 70.00 feet to a 5/8-inch rebar with cap set; North 39 degrees 31 minutes 51 seconds East a distance of 50.00 feet to a 5/8-inch rebar with cap set; North 50 degrees 28 minutes 09 seconds West a distance of 70.00 feet to a 5/8-inch rebar with cap set in the west line of the subject property and the east right-of-way of I-65 North; Thence with the right-of-way of I-65 North, North 39 degrees 31 minutes 54 seconds East a distance of 50.91 feet to a 1/2-inch rebar found being the northwest corner of the subject property; thence with the north line of the subject property and leaving the east right-of-way of I-65 North, South 62 degrees 09 minutes 28 seconds East a distance of 206.06 feet to a 1/2-inch rebar found being the northeast corner of the subject property; thence with the east line of the subject property for the next eight (8) calls: South 32 degrees 57 minutes 41 seconds West a distance of 140.50 feet to a 5/8-inch rebar with cap set; South 21 degrees 15 minutes 11 seconds West a distance of 70.48 feet to a 5/8-inch rebar with cap set; South 34 degrees 41 minutes 32 seconds West a distance of 460.03 feet to a 1/2-inch rebar found; South 25 degrees 11 minutes 57 seconds West a distance of 58.81 feet to a 5/8-inch rebar with cap set; with a curve turning to the left with an arc length of 76.14 feet, with a radius of 174.99 feet, with a chord bearing of South 54 degrees 35 minutes 30 seconds West, with a chord length of 75.54 feet, to a 5/8-inch rebar with cap set; South 42 degrees 07 minutes 37 seconds West a distance of 127.56 feet to a 5/8-inch rebar with cap set; with a curve turning to the left with an arc length of 83.45 feet, with a radius of 325.00 feet, with a chord bearing of South 34 degrees 46 minutes 15 seconds West, with a chord length of 83.23 feet, to a 5/8-inch rebar with cap set; South 27 degrees 24 minutes 52 seconds West a distance of 254.05 feet to a 5/8-inch rebar with cap set being the southeast corner of the subject property; thence North 84 degrees 23 minutes 31 seconds West a distance of 65.01 feet to a t-post, being the point of beginning and containing an area of 7.64 acres, more or less, as surveyed by Christopher R. Conrad, Tennessee Registered Land Surveyor Number 2166, of L.I. Smith and Associates, Inc. , 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on January 5, 2023. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

This property being granted ingress, egrees, and utility access by that certain Decalration of Easement and Maintenance Agreement, dated February 22, 2023, recorded on February 22, 2023, of record in Instrument No. 20230222-0012649.

Being part of the property conveyed to Tommie H. Williams and wife, Bessie J. Williams, by deed from Frank S. King, Jr., Trustee, of record in Book 6519, Page 390, Register's Office for Davidson County, Tennessee, dated March 26, 1985 and recorded on March 26, 1985.

Bessie J. Williams having since died on February 20, 2004, leaving Tommie H. Williams as the surviving tenant by the entirety.

This Instrument executed on behalf of Tommie H. Williams ("Principal") by Jim Myers pursuant to the Power of Attorney of record in Instrument Number 20230222-0012648 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

See Exhibit "B" to this instrument for the Williams Property Survey.

This is **unimproved** property located at: **Cobblestone Place Drive, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of March, 2023.

GRANTOR:

Tommie H. Williams by Jim Myers, his Attorney in Fact
Tommie H. Williams by Jim Myers, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jim Myers the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Tommie H. Williams ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 10th day of March, 2023.

Rachel Marie Collins
Notary Public
My Commission expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

202303130017965

EXHIBIT "A"
TO Warranty Deed
From: Tommie H. Williams
To: Richard Fisher and Brittney Fisher

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 10th day of March, 2023.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

202303130017965

WILLIAMS PROPERTY

0 HARDAWAY DRIVE
GOODLETTSVILLE, TENNESSEE 37072

COUNCIL DISTRICT 10
DAVIDSON COUNTY, TENNESSEE
ZONING: SATELLITE CITY

PARCEL ID: 03401000400
REF.INSTRUMENT 00006519-0000390

AREA = 2.39 ± ACRES

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

THIS SURVEY MAKES NO DETERMINATION OR OPINION FOR THE EXISTENCE OR OWNERSHIP OF MINERAL RIGHTS OR ANY ENVIRONMENTAL ISSUES

SURVEY FIELD WORK WAS COMPLETED ON 10/04/2019

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 USING TOTAL STATION AND GPS SURVEY EQUIPMENT. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

LOCATION OF PERIMETER MONUMENTS FOR THIS BOUNDARY SURVEY WERE PERFORMED USING SPECTRA PRECISION SP60 GNSS RECEIVER USING REAL TIME KINEMATIC (RTK) METHODS RELATIVE TO TDOT BASE REFERENCE RECEIVER. LOCATIONS GENERATED USING RTK VECTORS HAD A HORIZONTAL PRECISION OF 0.05' AND A VERTICAL PRECISION OF 0.10'. DISTANCES SHOWN HEREON ARE GROUND.

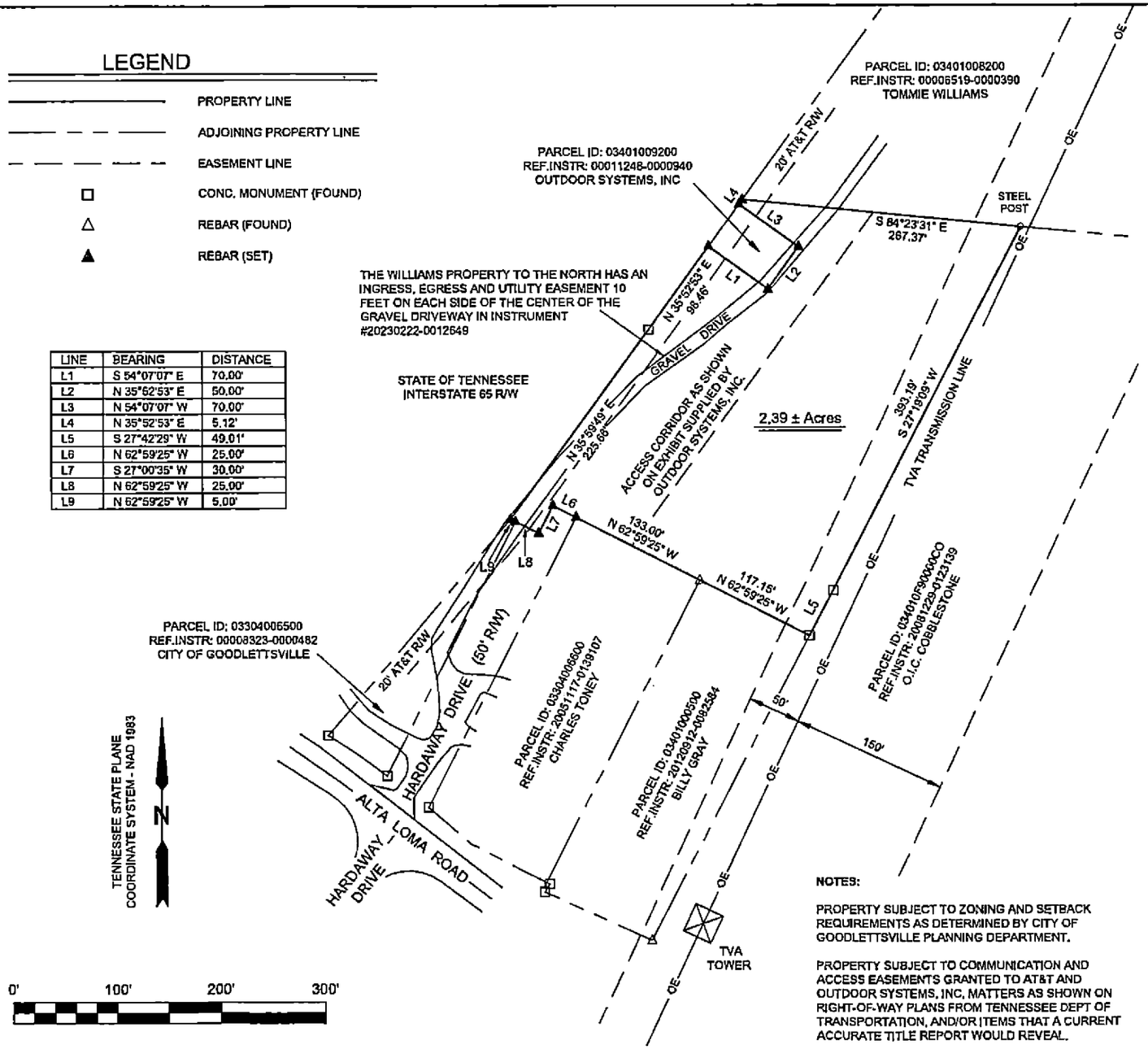
REVISED DATE: 03/09/2023

THOMAS A. YOUNG, R.L.S
TENNESSEE REGISTRATION NO. 2265

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- CONC. MONUMENT (FOUND)
- REBAR (FOUND)
- REBAR (SET)

LINE	BEARING	DISTANCE
L1	S 54°07'07" E	70.00'
L2	N 35°52'53" E	50.00'
L3	N 54°07'07" W	70.00'
L4	N 35°52'53" E	5.12'
L5	S 27°42'29" W	49.01'
L6	N 62°59'25" W	25.00'
L7	S 27°00'35" W	30.00'
L8	N 62°59'25" W	25.00'
L9	N 62°59'25" W	5.00'



NOTES:

PROPERTY SUBJECT TO ZONING AND SETBACK REQUIREMENTS AS DETERMINED BY CITY OF GOODLETTSVILLE PLANNING DEPARTMENT.

PROPERTY SUBJECT TO COMMUNICATION AND ACCESS EASEMENTS GRANTED TO AT&T AND OUTDOOR SYSTEMS, INC, MATTERS AS SHOWN ON RIGHT-OF-WAY PLANS FROM TENNESSEE DEPT OF TRANSPORTATION, AND/OR ITEMS THAT A CURRENT ACCURATE TITLE REPORT WOULD REVEAL.

L.I. Smith and Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
SURVEYING SERVICES
302 North Caldwell Street, Paris, TN 38242 | 731-644-1014 | www.lismith.com
475 Metroplex Drive, Suite 212 Nashville, TN 37211 | 615-256-0290

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SHEET: 1 of 1		
DRAWN BY: RT	CHECKED BY: RT	SCALE: 1" = 100'
PROJECT # 190554		DATE: 10/16/2019

20230313001796S

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/10/23 (date of document).

Affiant Signature

3/10/23
Date

State of TN

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY