Karen Johnson Davidson County
Batch# 980735 DEEDWARR
03/14/2023 03:06:30 PM 5 pgs
Fees: $28.00 Taxes: $4,440.00
20230314-0018546

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$1,200,000.00**

Subscribed and sworn to before me this 13 day of March, 2023.

Notary Public **Affiant**
My Commission Expires: 7/22/25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Robert K. Link & Melissa K. Link **407 Kemper Dr. N.** **Madison, TN 37115**	Same as new owner.	024-00-0-100.00 024-00-0-122.00 024-00-0-123.00 024-00-0-124.00 024-00-0-135.00 024-00-0-136.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **JEFFREY R. CHAMBERS, TRUSTEE OF THE TESTAMENTARY TRUST U/W/O INA K. CHAMBERS, ITEM III,** has this day bargained and sold, and does hereby transfer and convey unto the said **ROBERT KEVIN LINK AND MELISSA KAY LINK, HUSBAND AND WIFE**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. 1

A tract of land in the 10th Civil District of Davidson County, Tennessee, more particularly described according to a survey by Wayne A. Cooper, Surveyor, September 23, 1968, as follows:

BEGINNING at a spike in the center of Campbell Road the same being a common corner with property retained by Grantor; thence N. 3° 00' W. 319.5 feet to an iron pin; thence N. 87° 00' E. 437.5 feet to an iron pin; thence S. 3° 00' E. 319.5 feet to a spike in the center of Campbell Road; thence following the center of Campbell Road S. 87° 00' W. 437.5 feet to the beginning, and containing 3 acres more or less.

Being the same property conveyed to L. B. Kiber by deed from R. E. Worrall, Clerk of the County Court, of record in Book 5202, page 866, dated March 18, 1977, Register of Deeds' Office for Davidson County, Tennessee. L. B. Kiber is the same person as Lesley Burton Kiber. L. B. Kiber died on or about February 6, 1985, devising said property to Ina K. Chambers by will of record in Will Book 150, page 488, Probate Court for Davidson County, Tennessee. Ina K. Chambers died on or about December 17, 2016, devising said property to Jeffrey R. Chambers, Trustee of the Testamentary Trust u/w/o Ina K. Chambers, Item III of record in Docket No. 18P937, in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), a certified copy of which is of record in Instrument No. 20180702-0063690, Register of Deeds' Office for Davidson County, Tennessee. For further reference see deed of record in Instrument No. 20200729-0083042, dated July 22, 2020, said Register's Office.

TRACT NO. 2

BEING a part of the Leslie B. Kiber property located in the 10th Civil District of Davidson County, Tennessee, on Campbell Road and being a portion of the easterly 31 acre tract as recorded in Book 1340, Page 579, Register's Office Davidson County, Tennessee, more particularly described according to a survey by A. E. Dye, June 21, 1974, as follows:

LOT #2: BEGINNING at an iron pin on the north margin of Campbell Road the S. E. corner of Lot #1 and the S. W. corner of Lot #2; thence leaving the Road N 28° E. 720.0 feet to a iron pin in fence line between Mayberry and Kiber; thence with old fence line N. 76° 45' E. 180.0 feet (passing Mayberry corner at 70.0 feet) to a iron pin in fence line between Kiber and Phelan; thence leaving

the fence S. 13° 30' W. 780.0 feet to a iron pin in fence line on the north margin of Campbell Road this point being 49.0 feet N. 77° W. from the corner fence post at driveway into the Kiber Homeplace; thence with the north margin of Campbell Road for two (2) calls, N. 77° W. 264.0 feet to a iron pin; thence N. 70° W. 70 feet to a iron pin point of beginning containing 4.07 acres, more or less.

Being part of the same property conveyed to Lesley B. Kiber and wife, Jerreldean Kiber, by deed from G. H. Kiber and wife, Haley Kiber, of record in Book 1340, Page 579, dated January 18, 1946, Registers Office for Davidson County, Tennessee. Jerreldean Kiber has since died leaving Lesley B. Kiber as the surviving tenant by the entirety. L. B. Kiber conveyed said property to L. B. Kiber by deed of record in Book 4842, Page 152, dated August 8, 1974, said Register's Office. L. B. Kiber is the same person as Lesley Burton Kiber. L. B. Kiber died on or about February 6, 1985, devising said property to Ina K. Chambers by will of record in Will Book 150, page 488, Probate Court for Davidson County, Tennessee. Ina K. Chambers died on or about December 17, 2016, devising said property to Jeffrey R. Chambers, Trustee of the Testamentary Trust u/w/o Ina K. Chambers, Item III of record in Docket No. 18P937, in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), a certified copy of which is of record in Instrument No. 20180702-0063690, Register of Deeds' Office for Davidson County, Tennessee. For further reference see deed of record in Instrument No. 20200729-0083044, dated July 22, 2020, said Register's Office.

TRACT NO. 3

BEING a part of the Leslie B. Kiber property located in the 10th Civil District of Davidson County, Tennessee, on Campbell Road and being a portion of the easterly 31 acre tract as recorded in Book 1340, Page 579, Register's Office Davidson County, Tennessee, more particularly described according to a survey by A. E. Dye, June 21, 1974, as follows:

LOT #1: BEGINNING at a iron pin on the north margin of Campbell Road in Fence line which is S. 52° E. 251.2 feet from corner fence post at intersection of Campbell Road and Brick Church Pike; thence leaving Campbell Road and with a new line N. 27° 15' E 418.5 feet to a iron pin and box elder tree a corner to Brown and Mayberry and Kiber; thence with old fence line up hill (Kiber and Mayberry line) N. 76° 45' E 430.0 feet to a iron pin in fence line; thence leaving fence line S. 28° W. 720.0 feet to a iron pin in fence line on the north margin of Campbell Road; thence with the north margin of Campbell Road for the next three (3) calls, N. 70° W. 100.0 feet to iron pin; thence N. 58° W. 149.0 feet to a iron pin; thence N. 52° W. 59.0 feet to a iron pin point of beginning, containing 4.10 acres, more or less.

Being part of the same property conveyed to Lesley B. Kiber and wife, Jerreldean Kiber, by deed from G. H. Kiber and wife, Haley Kiber, of record in Book 1340, Page 579, dated January 18, 1946, Registers Office for Davidson County, Tennessee. Jerreldean Kiber has since died leaving Lesley B. Kiber as the surviving tenant by the entirety. L. B. Kiber conveyed said property to L. B. Kiber by deed of record in Book 4842, Page 154, dated August 8, 1974, said Register's Office. L. B. Kiber is the same person as Lesley Burton Kiber. L. B. Kiber died on or about February 6, 1985, devising said property to Ina K. Chambers by will of record in Will Book 150, page 488, Probate Court for Davidson County, Tennessee. Ina K. Chambers died on or about December 17, 2016, devising said property to Jeffrey R. Chambers, Trustee of the Testamentary Trust u/w/o Ina K. Chambers, Item III of record in Docket No. 18P937, in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), a certified copy of which is of record in Instrument No. 20180702-0063690, Register of Deeds' Office for Davidson County, Tennessee. For further reference see deed of record in Instrument No. 20200729-0083045, dated July 22, 2020, said Register's Office.

TRACT NO. 4

Being situated in the 10th formerly the 22nd, Civil District of Davidson County, Tennessee, and being a portion of the easterly 31 acres more or less, of a tract of 63 acres and 157 poles conveyed to Dan Brown and wife Mollie Brown by deed from Marshall Waters and wife Ola Waters of record in Book 553, page 43, Register's Office Davidson County, Tennessee, described by general boundaries as follows:

On the North by the lands of Fielding; on the East by the lands formerly if not now owned by Moore and Parrish; on the South by Campbell's Road and on the West by the Brick Church Pike, and more particularly described as follows:

Beginning in the center of the Brick Church Turnpike with its intersection with Campbell's Lane and at the southeasterly corner of that part of the 66 acres and 125 poles tract known as the W. D. Bittick Lands conveyed by Dan Brown and wife to J. W. Phelan and wife by deed of record in Book 554, page 333, Register's Office Davidson County, Tennessee; running thence North with the center of the Brick Church Pike to the northerly line of said Bittick Tract the northeasterly corner of the tract conveyed to said J. W. Phelan and wife; thence southeasterly to a beech near a creek; thence

northerly 74 1/2° East 72 poles to a beech pointer; thence North 53 1/2° East 34 poles to a stake 3 feet West of a large beech; thence South 89 1/4° East 13 1/4 poles to a pile of rock beech pointer; thence South 2° West 31.42 poles to a stake near a beech being the northeast corner of 2 acres and 58 poles of land conveyed by W. D. Bittick to John W. Parrish see Book 264, page 150 Register's Office Davidson County, Tennessee; thence with the line of said Parrish's lot South 68° West 15.9 poles to a stake, continuing with said line South 80° West 17.12 poles to a stone with beech and two dogwood pointers; thence South 2° West 24.45 poles to a point in the center of said road; thence with the center of said road South 89 1/4° West 24 poles; thence South 79 1/4° West 24 poles to a point in the center of said road; thence South 6 1/2° West 5 poles; thence South 77 3/4° West 5.1 poles; thence North 19 3/4° East 6.8 poles to a point in said road; thence North 88 3/4° West 10.66 poles; thence continuing with said road to the place of beginning containing 31 acres more or less.

Included in the property description but excluded from the property devised are the parcels described in Book 4842, Page 152: Book 4842, Page 154; Book 5165, Page 867; Book 5202, Page 866; Book 5448, Page 119; and Book 5448, Page 121; all Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Lesley B. Kiber and wife, Jerreldean Kiber, by deed from G. H. Kiber and wife, Haley Kiber, of record in Book 1340, Page 579, dated January 18, 1946, Registers Office for Davidson County, Tennessee. Jerreldean Kiber has since died leaving Lesley B. Kiber as the surviving tenant by the entirety. L. B. Kiber conveyed said property to L. B. Kiber by deed of record in Book 4842, Page 154, dated August 8, 1974, said Register's Office. L. B. Kiber is the same person as Lesley Burton Kiber. L. B. Kiber died on or about February 6, 1985, devising said property to Ina K. Chambers by will of record in Will Book 150, page 488, Probate Court for Davidson County, Tennessee. Ina K. Chambers died on or about December 17, 2016, devising said property to Jeffrey R. Chambers, Trustee of the Testamentary Trust u/w/o Ina K. Chambers, Item III of record in Docket No. 18P937, in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), a certified copy of which is of record in Instrument No. 20180702-0063690, Register of Deeds' Office for Davidson County, Tennessee. For further reference see deed of record in Instrument No. 20200729-0083043, dated July 22, 2020, said Register's Office.

TRACT NO. 5

A TRACT of land in the 11th Civil District of Davidson County, Tennessee, on the northerly margin of Campbell Road, and being shown as Tract No. 2, and more particularly described according to a survey as follows:

BEGINNING at a point in the northerly margin of Campbell Road, at a common corner between Tracts 1 and 2; thence in a northerly direction with the line between Tracts 1 and 2, 840 feet, more or less, to a point in a fence; thence following said fence N. 48° 00' E. 561 feet, more or less, to a point; thence S. 86° 00' E. 245 feet to a point, also, in fence; thence S. 1° 00' W. 516 feet following a fence to a point; thence S. 73° 00' W. 547.70 feet to a point, still in said fence; thence still in said fence, S. 6° 00' W. 513 feet to the margin of Campbell Road; thence following the northerly margin of Campbell Road, S. 86° W. 140 feet to the point of beginning, and containing 8.50 acres, more or less.

Being part of the same property conveyed to Lesley B. Kiber and wife, Jerreldean Kiber, by deed from G. H. Kiber and wife, Haley Kiber, of record in Book 1340, Page 579, dated January 18, 1946, Registers Office for Davidson County, Tennessee. Jerreldean Kiber has since died leaving Lesley B. Kiber as the surviving tenant by the entirety. Lesley B. Kiber and wife, Marilyn Sue Kiber conveyed said property to Marie W. Butterworth, Trustee, who in turn conveyed to L. B. Kiber by quitclaim deed of record in Book 5448, Page 119, dated June 6, 1979, said Register's Office. L. B. Kiber is the same person as Lesley Burton Kiber. L. B. Kiber died on or about February 6, 1985, devising said property to Ina K. Chambers by will of record in Will Book 150, page 488, Probate Court for Davidson County, Tennessee. Ina K. Chambers died on or about December 17, 2016, devising said property to Jeffrey R. Chambers, Trustee of the Testamentary Trust u/w/o Ina K. Chambers, Item III of record in Docket No. 18P937, in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), a certified copy of which is of record in Instrument No. 20180702-0063690, Register of Deeds' Office for Davidson County, Tennessee. For further reference see deed of record in Instrument No. 20200729-0083040, dated July 22, 2020, said Register's Office.

TRACT NO. 6

A TRACT of land in the 11th Civil District of Davidson County, Tennessee, on the northerly margin of Campbell Road, being shown as Tract No. 1, and more particularly described according to a survey as follows:

BEGINNING at a point in the northerly margin of Campbell Road, at a common corner of Tracts 1 and 2; thence with the northerly margin of Campbell Road, S. 86° 00' W. 110 feet to a point; thence N. 15° 54' W. 785.49 feet to a point in a fence; thence N. 77° 00' E. 400 feet following said fence to a

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point and common corner with Tract No. 2; thence with the line between Tracts 1 and 2 in a southerly position 840 feet, more or less, to the point of beginning, and containing 6.00 acres, more or less.

Being part of the same property conveyed to Lesley B. Kiber and wife, Jerreldean Kiber, by deed from G. H. Kiber and wife, Haley Kiber, of record in Book 1340, Page 579, dated January 18, 1946, Registers Office for Davidson County, Tennessee. Jerreldean Kiber has since died leaving Lesley B. Kiber as the surviving tenant by the entirety. Lesley B. Kiber and wife, Marilyn Sue Kiber conveyed said property to Marie W. Butterworth, Trustee, who in turn conveyed to L. B. Kiber by quitclaim deed of record in Book 5448, Page 121, dated June 6, 1979, said Register's Office. L. B. Kiber is the same person as Lesley Burton Kiber. L. B. Kiber died on or about February 6, 1985, devising said property to Ina K. Chambers by will of record in Will Book 150, page 488, Probate Court for Davidson County, Tennessee. Ina K. Chambers died on or about December 17, 2016, devising said property to Jeffrey R. Chambers, Trustee of the Testamentary Trust u/w/o Ina K. Chambers, Item III of record in Docket No. 18P937, in the Seventh Circuit Court for Davidson County, Tennessee, (Probate Division), a certified copy of which is of record in Instrument No. 20180702-0063690, Register of Deeds' Office for Davidson County, Tennessee. For further reference see deed of record in Instrument No. 20200729-0083041, dated July 22, 2020, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 9TH day of March, 2023.

Jeffry R. Chambers TRUSTEE OF THE TESTAMENTARY TRUST U/W/O INA K CHAMBERS ITEM III

JEFFREY R. CHAMBERS, TRUSTEE OF THE TESTAMENTARY TRUST U/W/O INA K. CHAMBERS, ITEM III

STATE OF GEORGIA
COUNTY OF FORSYTH

Notary Public
Commission Expires: 1/14/2025

ARSALAN GHORBANI NOTARY PUBLIC FORSYTH COUNTY GEORGIA EXPIRES 01-14-2025

Witness my hand and official seal at _____(city), Georgia (state) this the ____ day of March, 2023.

Personally appeared before me, Arsalan Ghorbani, a Notary Public in and for said County and State, **JEFFREY R. CHAMBERS, TRUSTEE OF THE TESTAMENTARY TRUST U/W/O INA K. CHAMBERS, ITEM III,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 3/9/23 [DATE].

Devin Park

AFFIANT SIGNATURE

3/13/2023

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 13 day of March, 2023.

Caitlin Turner

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

