39B

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1364

Karen Johnson Davidson County
Batch# 999616 DEEDWARR
05/04/2023 01 25 25 PM 3 pgs
Fees: $18 00 Taxes $2,312 50

20230504-0033253

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of May, 2023

Notary Public

Commission Expires 7/6/26

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anthony Billups and Katje Kuhn 4019 Manning Hollow Road Pegram, TN 37143	MUTUAL OF OMAHA MORTGAGE 3131 CAMINO DEL RIO N #100 SAN DIEGO, CA 92108	112-00-0-012 00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Simon Vandekar and Lillie Vandekar, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony E. Billups and Katje Kuhn, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

Being a parcel of land in the 35th Councilmanic District of Davidson County, Tennessee, located at the intersection of the south margin of Charlotte Pike and the north margin of Manning Hollow Road, and being shown as Parcel 012 00 on Davidson County Tax Map 112-00, belonging to D L Smith and wife Martha Marie Smith, as evidenced in Deed Book 2296 page 269 also as further described in Deed Book 9007, Page 108, in the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

BEGINNING at an iron pin located on the north margin of Manning Hollow Road, said iron pin being the southwest corner of Parcel 011.00, as shown on Map 112-00 belonging to Denning, as evidenced in Instrument Number 20150106-0001493 (RODCT), and said iron pin being the southerly most point of the property herein described, thence,

1) With the north margin of Manning Hollow Road, North 88 degrees 08 minutes 00 seconds West a distance of 118 34 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence,

2) Continuing with the north margin of Manning Hollow Road, along a curve to the right, said curve having a radius of 360.19 feet, having a chord bearing of North 78 degrees 37 minutes 00 seconds West, having a chord length of 119 10 feet, and having a delta angle of 19 degrees 01 minutes 58 seconds, a curve distance of 119.65 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence,

3) Continuing with the north margin of Manning Hollow Road, along a curve to the right, said curve having a radius of 1141.00 feet, having a chord bearing of North 63 degrees 51 minutes 30 seconds West, having a chord length of 208 48 feet, and having a delta angle of 10 degrees 29 minutes 00 seconds, a curve distance of 208 77 feet to an iron pin, said iron

pin being the beginning of a curve to the right, thence:

4) Continuing with the north margin of Manning Hollow Road, along a curve to the right, said curve having a radius of 233.20 feet, having a chord bearing of North 46 degrees 58 minutes 00 seconds West, having a chord length of 94 18 feet, and having a delta angle of 23 degrees 17 minutes 57 seconds, a curve distance of 94 83 feet to an iron pin, thence;

5) Continuing with the north margin of Manning Hollow Road, North 35 degrees 19 minutes 00 seconds West a distance of 100 00 feet to an iron pin, said iron pin being the beginning of a curve to the left, thence,

6) Continuing with the north margin of Manning Hollow Road, along a curve to the left, said curve having a radius of 1794 25 feet, having a chord bearing of North 36 degrees 39 minutes 30 seconds West, having a chord length of 84 02 feet, and having a delta angle of 02 degrees 41 minutes 00 seconds, a curve distance of 84 03 feet to an iron pin, thence,

7) Continuing with the north margin of Manning Hollow Road, North 38 degrees 00 minutes 00 seconds West a distance of 551 85 feet to an iron pin located at the radius return from Manning Hollow Road to Old Charlotte Pike, thence,

8) With the radius return, along a curve to the right, said curve having a radius of 25.00 feet, having a chord bearing of North 03 degrees 38 minutes 29 seconds West, having a chord length of 28.22 feet, and having a delta angle of 68 degrees 42 minutes 33 seconds, a curve distance of 29 98 feet to an iron pin on the south margin of Old Charlotte Pike, said iron pin being the beginning of a curve to the right, thence,

9) Continuing with the south margin of Old Charlotte Pike, along a curve to the right, said curve having a radius of 535 00 feet, having a chord bearing of North 48 degrees 21 minutes 31 seconds East, having a chord length of 324.27 feet, and having a delta angle of 35 degrees 16 minutes 57 seconds, a curve distance of 329 45 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence;

10) Continuing with the south margin of Old Charlotte Pike, along a curve to the right, said curve having a radii of 1840.75 feet, having a chord bearing of North 69 degrees 04 minutes 05 seconds East, having a chord length of 197.04 feet, and having a delta angle of 06 degrees 08 minutes 09 seconds, a curve distance of 197 13 feet an iron pin, thence;

11) Continuing with the south margin of Old Charlotte Pike, North 72 degrees 08 minutes 10 seconds East a distance of 320.80 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence;

12) Continuing with the south margin of Old Charlotte Pike, along a curve to the right, said curve having a radii of 2894 69 feet, having a chord bearing of North 75 degrees 14 minutes 46 seconds East, having a chord length of 314.09 feet, and having a delta angle of 06 degrees 13 minutes 12 seconds, a curve distance of 314.25 feel an iron pin, said iron pin being the northeast corner of the property herein described, thence;

13) Leaving the south margin of Old Charlotte Pike with the east line of the property herein described as clarified in Deed Book 9007, Page 108, South 04 degrees 18 minutes 26 seconds West a distance of 1263 33 feet to a iron pin, said iron pin being the point of BEGINNING, containing 19 1250 acres, or 833085 square feet, more or less, according to a survey by Jesse E Walker, RLS, PE, dated March 14, 2018.

Being the same property conveyed to Simon Vandekar and Lillie Vandekar, husband and wife by Warranty Deed from Donna Lynn Cowart and Stephen Ray Smith, devisees of the Estate of D. L. Smith, deceased, dated January 28, 2019 and recorded February 7, 2019 in Instrument No. 20190207-0011825, Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4019 Manning Hollow Road, Pegram, TN 37143

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 so 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 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.

Dated this the 2nd day of May, 2023

Simon Vandekar

Lillie Vandekar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of May, 2023, before me personally appeared Simon Vandekar and Lillie Vandekar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of May, 2023.

Notary Signature
My commission expires:

JOSHUA A TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023