Karen Johnson Davidson County
Batch# 1001948 DEEDWARR
05/11/2023 08 23 24 AM 3 pgs
Fees. $18 00 Taxes. $3,252.30

20230511-0035038

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $879,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd DAY OF May, 2023

NOTARY PUBLIC
My Commission expires

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File 23020037

Address of New Owner
James Craig Fesmire
P.O. Box 90387
Nashville, TN 37209

Send Tax Bills To:
Same

Tax Information:
Cheatham Co: 063-016.02
Davidson Co: 045-028.00 & 045-052.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Dennis W. Castle and wife, Deborah A. Castle,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **James Craig Fesmire, unmarried,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Cheatham County, Tennessee, described as follows, to wit:

Parcel A:

Property lying partially in Davidson County, Tennessee, and in the 1st Civil District of Cheatham County, Tennessee, being Tract #2 on a survey by H & H Land Surveying, Inc., dated April 29, 1996, and based on a survey by Young, Weakley and Weakley, dated October 12, 1987, and more particularly described as follows:

Beginning at a point in the center of Marrowbone Creek and Paul E. Freudeman's west line and Patricia Ann Gannon's southwest corner; thence South 54 degrees 23 minutes 35 seconds West 215.00 feet to the true point of beginning; thence with James Michael Ragsdale and Deborah C. Ragsdale's west property line, South 30 degrees 39 minutes 52 seconds East 272.03 feet to an iron pin set; thence South 59 degrees 20 minutes 08 seconds West 48.21 feet to an iron pin set; thence South 30 degrees 39 minutes 52 seconds East 363.00 feet to an iron pin set; thence North 59 degrees 20 minutes 08 seconds East 48.21 feet to an iron pin set; thence South 30 degrees 39 minutes 50 seconds East 446.00 feet to an iron pin set; thence North 59 degrees 20 minutes 08 seconds East 50.00 feet to an iron pin set; thence South 30 degrees 39 minutes 52 seconds East 350.00 feet to an iron pin set; thence South 59 degrees 20 minutes 08 seconds West 50.00 feet to an iron pin set; thence South 30 degrees 39 minutes 52 seconds East 1183.73 feet to an iron pin set in the southwest corner of Ragsdale property; thence leaving Freudeman's west line, South 02 degrees 02 minutes 21 seconds West 202.99 feet to an iron pin found; thence leaving Freudeman's line, South 65 degrees 48 minutes 00 seconds East 140.45 feet to an iron pin found, being southeast corner of this tract; thence South 27 degrees 30 minutes 00 seconds West 354.00 feet to an iron pin found the southwest corner of this tract, and being the southeast corner of James E. Green property; thence with Green's east line and Richard L. Buhler's east line, North 27 degrees 51 minutes 21 seconds West 2431.64 feet to an iron pin set; thence North 30 degrees 57 minutes 17 seconds West 640.00 feet to the center of Little Marrowbone Creek and being the northeast corner of Richard L. Buhler's property and being the south line of Eddie L. Forte's property; thence North 54 degrees 23

minutes 35 seconds East 214.55 feet with the creek to the point of beginning, containing 742,895 square feet or 17.055 acres.

Being part of the same property conveyed to Dennis W. Castle and wife, Deborah A. Castle, and James Michael Ragsdale and wife, Deborah C. Ragsdale, by Warranty Deed from Lewis H. Sadler and wife, Jacqueline J. Sadler, dated 07/16/1984 and recorded on 07/17/1984 at Book 6339, Page 369, Register's Office for Davidson County, Tennessee, and recorded on 07/20/1984 at Deed Book 229, Page 232, Register's Office for Cheatham County, Tennessee. Further being the same property conveyed to Dennis W. Castle and wife, Deborah A. Castle, by Quitclaim Deed from James Michael Ragsdale and Deborah C. Ragsdale dated 07/16/1996 and recorded on 07/18/1996 at Deed Book 392, Page 126, ROCCT, and recorded on 09/18/1996 at Book 10195, Page 130, RODCT.

Parcel B:

Land in Davidson County and Cheatham County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in Reynolds' westerly line, said point being South 29 degrees 31 minutes East 420 feet from David N. Boyd's SE corner; thence with Reynolds' line, South 29 degrees 31 minutes East 2600 feet to an iron pin; thence South 85 degrees West 320 feet to an iron pin; thence with Dogwood Camp property, North 45 degrees West 1047 feet and North 29 degrees 30 minutes West 1778 feet to a point in grantors' southerly line; thence with grantors' line, North 70 degrees East 380 feet to an iron pin; South 31 degrees 45 minutes East 100 feet; South 45 degrees 30 minutes East 100 feet and South 41 degrees 15 minutes East 50 feet to an iron pin; thence North 62 degrees East 160 feet to the point of beginning, and containing 32.24 acres, more or less.

Included with this conveyance of Parcels A and B are the easement rights and obligations as contained in Survey Easement Ut 3, Page 1540, Register's Office for Cheatham County, Tennessee.

Being the same property conveyed to Dennis W. Castle and wife, Deborah A. Castle, by Warranty Deed from James H. Green and wife, June K. Green, dated 08/07/2006 and recorded on 08/10/2006 in Instrument No. 20060810-0098828, Register's Office for Davidson County, Tennessee, and recorded on 08/22/2006 at Record Book 212, Page 902, Register's Office for Cheatham County, Tennessee.

This is property generally located:
199 Castle Top Drive, Ashland City, TN 37015

SUBJECT TO THE FOLLOWING:

1. 2023 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Tennco Gas Line Easement as referenced in the deed of record at Deed Book 392, Page 126, Register's Office of Cheatham County, Tennessee, and at Book 10195, Page 130, Register's Office for Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
3. Joint Driveway Maintenance Agreement and Easements of record at Survey Easement Ut 2, Page 423, as amended at Survey Easement Ut 3, Page 1540, Register's Office of Cheatham County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Subject to any and all "Roll-back Taxes for the statutory period if the land is converted to a use other than those stipulated in the provisions of Tennessee Code Annotated Section 67-5-1001.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Dennis W. Castle and Deborah A. Castle** have caused this instrument to be executed, this the 2nd day of May, 2023.

Dennis W. Castle

Deborah A. Castle

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Dennis W. Castle and Deborah A. Castle,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 2nd day of May, 2023.

My Commission expires: 2·5·25

NOTARY PUBLIC

KAYTLYN N. DODSON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY