JC

FOR OFFICIAL USE

Karen Johnson Davidson County
Batch# 1014963 DEEDWARR
06/14/2023 10:46:30 AM 7 pgs
Fees: $38.00 Taxes: $2,164.50
20230614-0045340

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~MONTGOMERY~~ Jefferson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

Notary My Commission Expires
My Commission Expires: ~~12/26/2023~~
SUBSCRIBED AND SWORN TO BEFORE ME THIS: 7
June, 2023

JOHN CALDWELL
My Commission Expires
DEC
26
2023
ALABAMA NOTARY PUBLIC
ALABAMA STATE AT LARGE

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
1811 Memorial Circle, Clarksville, Tennessee 37043

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP-PARCEL NUMBER(S)*
John Robert Morgan Hailey Rae King 5050 Cougar Cove Road Nashville, TN 37080	New Owners	004 00 0 155.00

THIS WARRANTY DEED OF REALTY, executed as of June 7, 2023, by Carl Riley Jackson, II and Heather Jackson, husband and wife, (collectively the "Grantor"), for consideration paid, grant to **John Robert Morgan and Hailey Rae King**, (collectively the "Grantee")

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 5050 Cougar Cove Road, Nashville, Tennessee 37080, and bounded and described as follows:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit;

Fourteenth Civil District-Davidson County, Tennessee Property Map 4 Part of Parcel 32.

Tract 6-Containing 5.37 Acres

To find the point of beginning, start at a concrete monument at the intersection of the Southerly right-of-way (25 feet from the centerline) of Coopertown Road with the Easterly boundary line of Hargrove Subdivision, a plat of which is of record in Plat Book 6050, Page 317, in the Register's Office of Davidson County, Tennessee, said monument being Westerly approximately 1426 feet along said right-of-way from its intersection with Whites Creek Pike; thence, leaving said right-of-way with said Easterly boundary line, South 0 degrees 44 minutes 00 seconds West 572.24 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet, thence, with said curve and the Easterly boundary line of property owned by Donald Dickerson, of record in Deed Book 7271, Page 681, in said Register Office, an arc distance of 254.90 feet, then severing the property of James 1. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, Page 663, in said Register Office, an arc distance of 95.40 feet for a total arc distance of 350.30 feet to the point of tangency; thence, continuing to sever said Caldwell and Wade property, South 27 degrees 33 minutes 00 seconds West 202.23 feet to an iron pin at the Point Of Beginning; Thence, severing said Caldwell and Wade property, as follows: South 27 degrees 33 minutes 00 seconds West 180.58 feet to the beginning of a curve concave to the Northwest and having a radius of 258.52 feet, Thence, with said curve, an arc distance of 175.32 feet to the point of tangency, South 66 degrees 24 minutes 20 seconds West 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet, thence with said curve, an arc distance of 146.48 feet to an iron pin at the point of tangency, North 60 degrees 39 minutes

20 seconds West 106.99 feet to an iron pin, South 77 degrees 32 minutes 40 seconds West 194.85 feet to an iron pin in the Easterly boundary line of property owned by Lloyd T Owen et ux, of record in Deed Book 6620 page 812 in said Register's Office, thence, with said Easterly boundary line, North 6 degrees 45 minutes 00 seconds West 382.66 feet to an iron pin; thence, again severing said Caldwell and Wade property, as follows: North 83 degrees 15 minutes 00 seconds East 655.97 feet to an iron pin, South 62 degrees 27 minutes 00 seconds East 106.54 to the Beginning containing 5.37 acres.

The above described tract is benefited by a 50 foot wide easement for the purpose of ingress and egress between said tract and Coopertown Road and being more particularly described as follows:

50 Foot Easement for Ingress/Egress

Beginning at an iron pin at the intersection of the Southerly right-of-way (25 feet from the centerline) of Coopertown Road with the Westerly boundary line of property owned by Marie Sloan, of record in Deed book 6842 Page 844 in the Register's Office of Davidson County, Tennessee, said pin being Westerly approximately 1375 feet along said right-of-way from its intersection with Whites Creek Pike; Thence, leaving said right-of-way with said Westerly boundary line, South 0 degrees 44 minutes 00 seconds West 780.29 feet to an iron pin at said Sloan's Southwest comer, Thence, severing the property of James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473 Page 663 in said Register's Office, as follows: North 89 degrees 39 minutes 40 seconds West 13.24 feet, South 27 degrees 33 minutes 00 seconds West 543.79 feet the beginning of a curve concave to the Northwest and having a radius of 308.52 feet, thence, with said curve, an arc distance of 209.23 feet through a central angle of 38 degrees 51 minutes 20 seconds to the point of tangency, South 66 degrees 24 minutes 20 seconds West 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 114.13 feet through a central angel of 37 degrees 03 minutes 40

seconds to the beginning of a turn-in curve to a cul-de-sac concave to the East and having a radius of 50 00 feet, thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 40 seconds to the beginning of cul-de-sac turn around curve concave to the North and having a radius of 50 00 feet, thence, with said tum around curve, an arc distance of 229.35 feet to the beginning of a turn-in curve leaving said cul-de-sac concave to the Northwest and having a radius of 50.00 feet; thence, with said tum-in curve, an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 40 seconds to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet, thence, with said curve, an arc distance of 146.48 feet through a central angle of 37 degrees 03 minutes 40 seconds to the point of tangency, North 66 degrees 24 minutes 20 seconds East 110.59 feet to the beginning of a curve concave to the Northwest and having a radius of 258.52 feet, thence, with said curve, an arc distance of 175.32 feet through a central angle of 38 degrees 51 minutes 20 seconds to the point of tangency, North 27 degrees 33 minutes 00 seconds East 382.81 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet, thence, continuing to sever said Caldwell and Wade property with said curve and continuing with the Easterly boundary line of property owned by Donald Dickerson, of record in Deed Book 7271 Page 681 in said Register's Office, an arc distance of 350.30 feet through a central angle of 26 degrees 49 minutes 00 seconds to an iron pin at the point of tangency; thence, with the Easterly boundary line of Hargrove Subdivision, of record in Plat Book 6050 Page 317 in said Register's Office, North 0 degrees 44 minutes 00 seconds East 572.24 feet to a concrete monument in said Southerly right-of-way of Coopertown Road; thence, with said right-of-way, South 79 degrees 44 minutes 00 seconds East 50.70 feet to the Beginning.

Being the same property conveyed to Heather Jackson and Carl Jackson II, Wife and Husband, by Warranty Deed from Janice Davis Schipper, Trustee of the Schipper Revocable Living Trust, UDA 20th day September 2019, of record in

Instrument No. 20210322-0037323, in the Register's Office of Davidson County, Tennessee, dated March 18, 2021 and recorded on March 22, 2021.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2023 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

[SIGNATURE(S) PAGE TO FOLLOW]

In WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

GRANTOR

Carl Riley Jackson, II

Heather Jackson

STATE OF ~~TENNESSEE~~ ALABAMA :
COUNTY OF Jefferson :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Carl Riley Jackson II and Heather Jackson, husband and wife, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal on this 7 day of June, 2023.

My Commission Expires: John Caldwell My Commission Expires 12/26/2023

NOTARY PUBLIC

JOHN CALDWELL My Commission Expires DEC 26 2023 NOTARY PUBLIC ALABAMA STATE AT LARGE

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/7/23 (date of document).

Jennifer L. Pennell

6/14/23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14 day of June, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

