THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1017576 DEEDWARR
06/21/2023 04:01:30 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20230621-0047197

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Meredith Ezell Flautt, III<br>4251 Crosey Hill Rd<br>Franklin, TN 37064 | OWNER | 068-00-0-059.00,<br>068-00-0-060.00, &<br>057-00-0-104.00 |

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Presley Austin and Carolyn A. Austin, a married couple**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Meredith Ezell Flautt, III, married**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

First Tract:

A tract of land in the 13th Civil District of Davidson County, Tennessee, being Tract No. 1 on a survey prepared by Georama Land Surveying, more particularly described as follows:

BEGINNING at a monument in the northerly margin of Hydes Ferry Pike, the SW corner of this tract and a SE corner of Wall; thence along Wall's easterly line, N 2 deg. 41' 31" E 765.23 feet to a stake; the NW corner of this tract; thence leaving Wall's line, 86 deg. 45' E 335.44 feet to a stack, the NE corner of this tract; thence S 6 deg. 57' 33" W 832.12 feet to a stake in the northerly margin of Hydes Ferry Pike; thence along said margin, in a northwesterly direction 288.04 feet to the point of beginning and containing **5.66 acres more or less**.

Being the same property conveyed to Presley Austin and wife, Carolyn A. Austin, by Warranty Deed from Marvin E. Owens and wife, Teresa Owens and A. R. Craddock by Warranty Deed recorded in Book 9337, page 596, dated April 29, 1994, recorded May 6, 1994, Register's Office for Davidson County, Tennessee.

This is property commonly known as 4642 Ashland City Highway, Nashville, TN 37218*
(Map & Parcel No. 068-00-0-059.00)
*Note that a street address is not, and is not part of a legal description.

Second Tract:

Land in the 13th Civil District of Davidson County, Tennessee described as follows:

Beginning at a point in the northerly margin of Hydes Ferry Pike, the SW corner of this tract and SE corner of 5.02 acre tract, presently owned by Grantee; thence along the common line of said two tracts, N 6 deg. 57' 33" E 832.12 feet to a point; thence S 86 deg. 45' E 237.45 feet to a point; thence S 4 deg. 45' 30" W 891.57 feet to a stake and S 4 deg. 45' 30" W 17.0 feet to a point in the northerly margin of Hydes Ferry Pike; thence with said margin in a westerly direction 59.20 feet; thence N 4 deg. 45' 30" E 20 feet; thence 225.96 feet westerly to the point of beginning, and containing **5.02 acres, more or less**.

Being the same property conveyed to Presley Austin and wife, Carolyn A. Austin, by Warranty Deed from Marvin E. Owens and wife, Teresa Owens and A. R. Craddock, of record in Book 8708, page 450, dated August 12, 1992 and recorded August 21, 1992, Register's Office for Davidson County, Tennessee.

This is property commonly known as [No Street No.] Ashland City Highway, Nashville, TN 37218* (Map & Parcel 068-00-0-060.00)*
*Note that a street address is not, and is not part of a legal description.

Third Tract:

Land in the 13th Civil District of Davidson County, Tennessee, described as follows: BEGINNING at a stake in the Northeast corner of a 5.66 acre tract, presently owned by Grantee, the NW corner of 5.02 acre tract, presently owned by grantor's and the SE corner of this tract; thence along the rear line of grantee's 5.66 acre tract, in a westerly direction 335.44 ft. to a point the SW corner of this tract and the NW corner of grantee's 5.66 acre tract; thence will wall's E line, N 2 deg. 41' 31" E 901.57 ft. to a post, the NW corner of this tract; thence S 6 deg. 57' 33" W 800 ft. to a point of beginning, containing **7.15 acres, more or less**.

Being the same property conveyed to Presley Austin and wife, Carolyn A. Austin, by Warranty Deed from Marvin E. Owens and wife, Teresa Owens and A.R. Craddock, of record in Book 8705, page 610, dated August 8, 1992 and recorded August 19, 1992, Register's Office for Davidson County, Tennessee.

This is property commonly known as [No Street No.] Ashland City Highway, Nashville, TN 37218* (Map & Parcel 057-00-0-104.00)
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

**Witness our hands, this** 21 **day of June, 2023**:

Presley Austin
**Presley Austin**

Carolyn A. Austin
**Carolyn A. Austin**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Presley Austin and Carolyn A. Austin,** the bargainors, 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.

Witness my hand and official seal, this 21 day of June, 2023.

W. AARON GARTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$700,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 21 DAY OF **June, 2023:**

Notary Public

My Commission Expires:

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

**Certificate of Authenticity**
**for Electronically Filed Document**

I, Amy Fredrickson, 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 6/21/2023 (date of document).

Date: 6/21/2023

Affiant Signature

State of Tennessee )
)
County of Williamson )

Sworn to and subscribed before me this 21st day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026