Karen Johnson Davidson County
Batch# 1022212 DEEDWARR
07/03/2023 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230703-0050661

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2023.

Notary Public:
My Commission Expires: 9/27/26

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Joseph Webb and Belinda T. Webb 2600 Hillsboro PK Unit 159 Nashville TN 37212	New Owner	048-00-0-327.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jacquelyn Green, unmarried, and Randolph Moore, Jr., unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Joseph Webb and Belinda T. Webb, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

TRACT 9

BEING a 5.062 more or less acre tract or parcel of land located in the 1st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to William H. Thompson, Jr. as evidenced by deed of record in Deed Book 8635, Page 6, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated May 31, 2022, as follows:

BEGINNING at a ½" rebar set on the southerly margin of Lloyd Road (60' R-O-W), said point being the most northeasterly corner of Lot 1 on the plan of South Central Bell Subdivision, of record in Plat Book 4660, Page 184, Register's Office Davidson County, Tennessee; Thence with said margin of Lloyd Road, and with a curve to the right having a radius of 1011.78 feet through a central angle of 21 Degrees 16 Minutes 44 Seconds, an arc length of 375.76 feet, a chord bearing and distance of North 78 Degrees 15 Minutes 35 Seconds East, 373.60 feet to a ½" rebar set; Thence leaving Lloyd Road, and with a new line common to Tract 10 of the above-referenced survey, South 09 Degrees 27 Minutes 18 Seconds East a distance of 762.89 feet to a ½" rebar set at a northerly corner of the Martin F. Peach property of record in Instrument No. 20030506-0060293, Register's Office Davidson County, Tennessee; Thence with Peach's northerly line, South 35 Degrees 21 Minutes 22 Seconds West a distance of 403.14 feet to a ½" rebar (old) found on the easterly margin of Clarksville Pike (70' R-O-W); Thence with said margin of Clarksville Pike, North 54 Degrees 38 Minutes 38 Seconds West a distance of 50.00 feet to a ½" rebar (old); Thence leaving Clarksville Pike and with the southerly line of the Christie Harris property of record in Instrument No. 20201008-0117086, Register's Office Davidson County, Tennessee, North 35 Degrees 21 Minutes 22 Seconds a distance of 404.09 feet to a ½" rebar set; Thence with the easterly line of said Harris property, and with the easterly line of properties conveyed to Jason VanAuken (Instr. No. 20070201-0013398), Betsy Phillips (Instr. No. 20080905-0091048), Robert H. Lewis, Jr. (Instr. No. 20010605-0058615) and Elizabeth Gottlieb (Instr. No. 20050225-0021032), North 54 Degrees 38 Minutes 48 Seconds West a distance of 439.99 feet to a concrete monument found at a southerly corner of the afore-mentioned Lot 1, South Central Bell Subdivision; Thence with the southeasterly line of South Central Bell Subdivision, North 35 Degrees 24 Minutes 46 Seconds East a distance of 75.36 feet to a ½" rebar set; Thence with the easterly line of said South Central Bell Subdivision, North 22 Degrees 18 Minutes 14 Seconds West a

distance of 357.54 feet to the Point of Beginning, containing 220,498 Square Feet or 5.062 Acres, more or less.

BEING the same property conveyed to Jacquelyn Green, unmarried and Randolph Moore, Jr., unmarried, as tenants in common with rights of survivorship, by Quitclaim Deed from Jacquelyn Green, unmarried and Randolph Moore, aka Randolph Moore, Jr., unmarried, dated 11/9/2022 and recorded 11/14/2022 in Instrument No. 20221114-0120900; and the same property previously conveyed to Jacquelyn Green and Randolph Moore, both unmarried, by Warranty Deed from David O. Huff, Stephen E. Huff and Linda Gail Thompson Jarrett, dated 8/30/2022 and recorded 9/9/2022 in Instrument No. 20220909-0101333, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The land has been classified as Greenbelt for assessment, levy and collection purposes, and may be subject to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001, et seq.

Easement to South Central Bell of record in Book 5026, Page 304, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easements of record in Book 7569, Page 416, Book 7569, Page 422, Book 7573, Page 245, Book 9400, Page 102, Book 9596, Page 312, and Instrument Number 20000831-0086271, Register's Office for Davidson County, Tennessee.

Rollback Taxes per Application for Greenbelt Assessment of record in Book 8848, Page 374, Register's Office for Davidson County, Tennessee.

2023 Davidson County taxes; a lien not yet due and payable.

This is (____) improved (__X__) unimproved property, known as: Tract 9; 0 Dry Fork Road, Whites Creek, TN 37189

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 assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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 my/our hand(s) this the 30th day of June, 2023.

Jacquelyn Green

Randolph Moore, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Jacquelyn Green and Randolph Moore, Jr., the bargainor(s), 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.

Witness my hand and official seal, this 30th day of June, 2023.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman



Certificate of Authenticity

I, **Brenda Huntsman**, 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 6/30/23.

Date

Brenda Huntsman

Affiant Signature

7/3/23

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 3rd day of July, 2023.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

