ADDRESS NEW OWNERS and
SEND TAX BILLS.
EMMETT JENKINS

213 Evergreen Circle
Hendersonville, TN 37075

This instrument prepared by
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1025266 DEEDWARR
07/12/2023 10 53 01 AM 3 pgs
Fees $18 00 Taxes $4,995 00

20230712-0053302

MAP PARCEL NUMBER:
042 16 O 060.00- Parcel 2
042 16 O 361.00- Parcel 1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **ASHLEY ABELL and PHILLIP ABELL, wife and husband**, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **EMMETT JENKINS**, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Parcel 1: 200 Madison Station Blvd., Madison, TN 37115

Land in Davidson County, Tennessee, being Lot No. 51 on Map of Douglas Levines Subdivision at Madison, Tennessee as of record in Book 547, Page 44, Registers Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ashley Abell and Phillip Abell, wife and husband by Quitclaim Deed from John R. Beasley dated September 20, 2015 and recorded November 9, 2015 as Instrument No. 20151109-0113866, Registers Office for Davidson County, Tennessee

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PARCEL OF LAND·

Permanent Drainage Easement:

Beginning at a point in the present west right of way of Douglas Street (Madison Station Blvd) 39.62 feet left of centerline station 520+21.26, said pin also being located South 21° 19 53 44 West 479.2 feet from the centerline intersection of Douglas Street (Madison Station Blvd) and Old Hickory Blvd., said point also being the southeast corner of the Mary Ivette Turcios property as recorded in Instrument No. 20180306-0021153, Register of Deeds for Davidson County, Tennessee and being located at Tennessee State Plane Coordinates = 702861.908, E+1757652.836; thence leaving said Turcios property and with the present west right of way of Douglas Street (Madison Station Blvd), South 16° 34 02 West 5 62 feet to a point, thence leaving said right of way on two (2) new easement lines as follows: North 73° 25 58 West 6.76 feet to a point; Thence North 16° 34 02 East 5.15 feet to a point in said south boundary line of the Turcios property, said point also being located 46.38 feet offset at centerline station 520+2.79; Thence with said south boundary line of Turcios property, South 77° 23 59 East 6 77 feet to the point of beginning, containing 36 sq feet.
The foregoing easement runs with the land in perpetuity. Said Easement was conveyed to Metropolitan Government of Nashville and Davidson County by Warranty Deed dated January 27, 2022 and recorded as Instrument No. 20220315-0029837, Registers Office for Sumner County, Tennessee.

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37075
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Parcel No. 2: 128 Douglas Street, Madison, TN 37115

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 52 on the Plan of Douglas Levine Subdivision of record in Book 547, Page 44, Registers Office for Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated June 29, 1987 and known as Job No. 87-459, as follows:

Beginning at an iron pin set on the westerly margin of Douglas Street, said point of beginning 507.2 feet, more or less, northerly from the northerly margin of Woodruff Street, said point of beginning being the southeast corner of the original Lot no. 52 of said Douglas Levine Subdivision and also being the northeast corner of Lot No. 51 of said Subdivision; thence leaving the margin of Douglas Street and with the original northerly line of Lot No. 51, North 77 deg. 28 min. 36 sec. West 249.91 feet to an iron pin set on the easterly right-of-way of the Seaboard System Railroad property; thence with the right-of-way of the said Railroad, North 17 deg. 27 min. 09 sec. East 55.25 feet to an existing iron pin; thence leaving the Railroad and with the line of the Thomas B. Easton property of record in Book 4314, Page 288, Registers Office for Davidson County, Tennessee, South 82 deg. 00 min. East 245.09 feet to an existing iron pin on the westerly margin of the said Douglas Street; thence with the margin of Douglas Street, South 11 deg 52 min. 53 sec. west 74.40 feet to the point of the beginning, containing 15,974 51 square feet, more or less.

Being the same property conveyed to Ashley Abell and Phillip Abell, wife and husband by Quitclaim Deed from John R. Beasley dated September 20, 2015 and recorded November 9, 2015 as Instrument No. 20151109-0113864, Registers Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 128 & 200 Madison Station Blvd., Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they 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 as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 7 day of July, 2023.

ASHLEY ABELL

PHILLIP ABELL

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, ASHLEY ABELL and PHILLIP ABELL, the within named 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 at office this 7 day of July, 2023.

NOTARY PUBLIC

My Commission Expires: 3/25/25

J MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $1.350,000.00.

AFFIANT

Subscribed to and sworn before me, this the 7 day of July, 2023.

NOTARY PUBLIC

My Commission Expires: ~~3/25/25~~ 11/19/25 TMB

TAMMY R BASKERVILLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

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