Karen Johnson Davidson County
Batch# 1030251 DEEDWARR
07/25/2023 10 20 20 AM 2 pgs
Fees $13 00 Taxes $233 10
20230725-0057200

This instrument prepared by
Martha Brooke Perry
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

TO: NEW OWNER
Michelle Moraczewski-Poag and husband,
James C Poag
4461 Moore Ln
Collierville, TN 38451

MAP & PARCEL:
141-00-0-119.00

SEND TAX BILLS TO: SAME

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 which are hereby acknowledged, I, Robert Eugene Edmondson, Executor of the Estate of Roger C. Brown (Roger C. Brown a.k.a. Rod Brown), Grantor; have bargained and sold and by these presents do convey unto Michelle Moraczewski-Poag and husband, James C Poag, Grantees herein, their heirs, successors and assigns, the following described property:

TRACT FIFTEEN Land lying in the 9th Civil District of Davidson County, Tennessee, being a portion of the Sally H. Brown property as described in Volume 4056, Page 674 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows: Beginning at an iron rod found in the east margin of McCrory Lane located North 18 degrees, 34 minutes, 56 seconds West 2141.32 feet from a P.K. nail at the centerline point of intersection of Russell Road with McCrory Lane, and continuing thence with the road on a curve to the right having a radius of 850.29 feet, a delta angle of 15 degrees, 41 minutes, 18 seconds, a length of 232.82 feet, a tangent of 117.14 feet, and a chord bearing and distance of North 17 degrees, 16 minutes, 17 seconds West 232.09 feet to the point of curvature, thence North 9 degrees, 25 minutes, 38 seconds West 262.37 feet to the point of tangency, thence on a curve to the left having a radius of 352.69 feet, a delta angle of 15 degrees, 21 minutes, 56 seconds, a length of 94.58 feet, a tangent of 47 58 feet, and a chord bearing and distance of North 17 degrees, 00 minutes, 40 seconds West 94.30 feet to an iron rod set, thence North 14 degrees, 14 minutes, 32 seconds West 200.11 feet to an iron rod set, thence North 39 degrees, 00 minutes, 59 seconds East 264.88 feet to a walnut tree on the west edge of an old road bed, thence North 77 degrees, 31 minutes, 53 seconds East 336.34 feet to an iron rod set, thence North 77 degrees, 31 minutes, 53 seconds East 56.10 feet to a point in the Harpeth River, thence up the river South 15 degrees, 13 minutes, 20 seconds East 195.31 feet to a point, thence leaving the waters of the Harpeth River South 5 degrees, 43 minutes, 26 seconds West 145.00 feet to an iron rod found in the west boundary line of the Philip Brown, Jr. property, thence with Brown's west line South 5 degrees, 43 minutes, 26 seconds West 773.45 feet to an iron rod set, thence North 81 degrees, 37 minutes, 48 seconds West 324.37 feet to the point of beginning, containing 11.088 acres more or less, and being designated as Tract Fifteen on a survey by Michael G. Abernathy, drawing no. 1402015N.

Property conveyed to Roger C. Brown from Frances Brown Rogers, Dorothy Brown Carver, Philip L. Brown, Jr., Jane Brown Jones and Roger C. Brown, devisees under the will of Sallie H. Brown, deceased, by Warranty Deed dated 1/5/1998 and recorded 1/7/1998 of record in Book 10748 page 848, said Register's Office. Part of the property previously devised to Frances Brown Rogers, Dorothy Brown Carver, Philip L. Brown, Jr., Jane Brown Jones and Roger C. Brown, by Last Will and Testament of Sallie H. Brown dated 12/10/1986 and filed 7/11/1996 of record in Will Book 207 page 176, and in Docket No. 96P1116, Davidson County Probate Court.

Roger C. Brown then died July 27th, 2021. His Last Will & Testament directed his executor to sell his real property, said Will being of record at Instrument No. 20211206-0161235, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2023 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to the easements of record at Instrument No. 20100818-0065395; Book 5811, page 427; Book 5738, page 819; and Book 10748, page 848, Register's Office of Davidson County, Tennessee; and all other matters of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. The Estate does covenant with Grantees that the Estate is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. The Estate does further covenant and bind itself and its successors to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 20 day of July, 2023.

Robert Eugene Edmondson
Executor of the Estate of Roger C. Brown

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert Eugene Edmondson, Executor of the Estate of Roger C. Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 20th day of July, 2023.

NOTARY PUBLIC

My commission expires: 7/26/25

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $63,000.00.

Affiant

SWORN to and subscribed before me,

this the 21st day of July, 2023.

NOTARY PUBLIC

My commission expires: 7/26/25

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY