Name and Address of New Owner:
Joseph Fye and Yu Chun Lin
114 Maureen Drive
Hendersonville, TN 37075

Send Tax Bills To:
Joseph Fye and Yu Chun Lin
114 Maureen Drive
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1030741 DEEDWARR
07/26/2023 09:17:53 AM 5 pgs
Fees: $28.00 Taxes: $1,850.00
20230726-0057542

This Instrument Prepared By:
Scott Daniel
Three Rivers Title, LLC
129 North Court Square
Waverly, TN 37185

Map & Parcel No: 023-00-0-008 & 023-00-0-192.00 & 023-00-0-107.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Danny Ray Van Tassel and Ginger Michelle Van Tassel, husband and wife**, and **Michael Van Tassel** "the Grantor(s)," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joseph Fye and Yu Chun Lin, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Parcel 1:

Being Lot 1, as shown on the map entitled Van Tassel Subdivision, of record in Book 7900, Page 385, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Douglas Carroll Van Tassel by deed of record in Instrument Number 20120503-0038309 of the Public Records in Davision County, Tennessee. Further Being the same property conveyed to Danny Ray Van Tassel and Ginger Michelle Van Tassel, husband and wife, by deed dated May 04, 2016 and recorded June 29, 2016, from Michael Van Tassel and Danny Ray Van Tassel, of record in Instrument Number 20160629-0066580 of the Public Records of Davidson County, Tennessee.

Property Address: 2402 Clay Lick Road Nashville, TN 37189
Parcel 2:

BEING Land in Davidson County, Tennessee and described according to a boundary and loan survey by A&A Engineers, Inc., dated September 27, 1977, as follows:

Beginning at a point in the Northeasterly margin of Clay Lick Road, said point being located also in the Southeasterly line of the C. H. Midgett Lands; thence with Midgett's Southeasterly line North 39 deg. 03' 50" East 160.22 feet to a 6 inch tree in the southerly line of the Robert Beck lands; thence with Beck's southerly line North 88 deg. 07° 22" East 715.25 feet to a post located in the northwesterly line of the J. Clouse lands; thence with Clouse's northwesterly line South 31 deg. 44' 02" West 554.32 feet to a fence comer in the northwesterly margin of Clay Lick Road; southwesterly corner; thence with the curving margin of Clay Lick Road and in a northwesterly direction 211.44 feet to a concrete monument; thence South 40 deg. 20° 12" West 12.0 feet to a post in Clay Lick Road, thence with the curving margin of Clay Lick Road the following calls and distances: North 40 deg. 51° 05" West 31.8 feet to a point; thence with a curve to the left, having a radius of 1472.80 feet, 267.12 feet to a point; thence North 60 deg. 14' 35" West 106.50 feet to a post; the point of beginning, and containing 4.96 acres, more or less.

BEING the same property conveyed to Douglas Carroll Van Tassel by Quit Claim Deed from Rita Sue Amacker dated April 26, 2012 and of record in Instrument No. 20120503-0038309, Register's Office for Davidson County, Tennessee. Douglas Carroll Van Tassel died October 1, 2014, thereby his interest passed to his only heirs-at-law, namely, his only two children, Danny Ray Van Tassel and Michal Van Tassel. See reference to Affidavit of Heirship of record in Instrument Number 20141118-0106391, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements and restrictions of record. Commonly known as 2402 Clay Lick Road, Whites Creek, TN 37189 and 2416 Clay Lick Road, Whites Creek, TN 37189.

Parcel 3:

Beginning at an iron rod in the northerly right of way of Clay Lick Road, said point being approximately 5050 feet northwest of Lickton Pike, the southwest comer of the Joseph E. Bush property as described in Deed Book 11688, Page 780, Register's Office of Davidson County, Tennessee.

Thence, with the said right of way north 53 degrees 27 minutes 58 seconds west, 96.14 feet to an iron rod, the southwest corner of Tract #9; thence, leaving the said right of way, with the south line of Tract #9, south 84 degrees, 48 minutes 14 seconds east, 387.90 feet to an iron rod; thence, south 83 degrees 32 minutes 29 seconds east 322.64 feet to an iron rod; thence, north 30 degrees 38 minutes 00 seconds east, 293.94 feet to an iron rod, the northeast corner of Tract #7; thence, with the south line of Tract #7, north 87 degrees 46 minutes 54 seconds west, 845.76 feet to an iron rod; thence, south 18 degrees 11 minutes 48 seconds west, 395.85 feet to an iron rod; thence, south 78 degrees 27 minutes 09 seconds west, 385.62 feet to an iron rod; thence, south 11 degrees 32 minutes 51 seconds east, 142.37 to an iron rod; thence, south 78 degrees 27 minutes 09 seconds west, 78.58 feet to an iron rod; thence, north 81 degrees 51 minutes 40 seconds west, 200.00 feet to an iron rod; thence, north 08 degrees 08 minutes 20 seconds east, 185.87 feet to an iron rod; thence, 83 degrees 32 minutes 29 seconds west, 855.56 feet to an iron rod; thence, south 84 degrees 48 minutes 14 seconds west, 305.24 feet to an iron rod, the point of beginning and containing 10.439 acres more or less.

BEING the same property conveyed to Doug Van Tassel, Michael S. Van Tassel and Danny R. Van Tassel from Siede Living Trust by Warranty Deed dated October 19, 2007, and of record in Instrument No. 20071026-0126965, Register's Office for Davidson County, Tennessee. Douglas Carroll Van Tassel died October 1, 2014, thereby his interest passed to his only heirs-at-law, namely, his only two children, Danny Ray Van Tassel and Michal Van Tassel. See reference to Affidavit of Heirship of record in Instrument Number 20141118-0106392, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements and restrictions of record. Commonly known as Tract 8 Clay Lick Road, Whites Creek, TN 37189.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) have caused this instrument to be signed in counterpart signature pages attached hereto on the day and date set opposite the respective signatures.

Counterpart Signature Page to Warranty Deed from Danny Ray Van Tassel and Ginger Michelle Van Tassel, husband and wife, and **Michael Van Tassel** to **Joseph Fye and Yu Chun Lin, husband and wife**

Date: 7-20-23

Danny Ray Van Tassel

STATE OF TENNESSEE)
)
COUNTY OF Humphreys)

On this 20 day of July, 2023, before me personally appeared Danny Ray Van Tassel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of July, 2023.

Notary Signature

My commission expires:

8-19-23

JENNIFER REED
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS COUNTY

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Counterpart Signature Page to Warranty Deed from Danny Ray Van Tassel and Ginger Michelle Van Tassel, husband and wife, and **Michael Van Tassel** to **Joseph Fye and Yu Chun Lin, husband and wife**

Date: 7-20-23

Ginger M. Van Dassel
Ginger Michelle Van Tassel

STATE OF TENNESSEE)
)
COUNTY OF Humphreys)

On this 20 day of July, 2023, before me personally appeared Ginger Michelle Van Tassel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of July, 2023.

Notary Signature

My commission expires:

8-19-23

JENNIFER REED
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS COUNTY

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Counterpart Signature Page to Warranty Deed from Danny Ray Van Tassel and Ginger Michelle Van Tassel, husband and wife, and **Michael Van Tassel** to **Joseph Fye and Yu Chun Lin, husband and wife**

Date: 7/19/23

Michael Van Tassel

STATE OF TENNESSEE)
)
COUNTY OF Dickson)

On this 19 day of July, 2023, before me personally appeared Michael Van Tassel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19 day of July, 2023.

Notary Signature

MADISON BLACK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

My commission expires:

11/19/25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Humphreys

Sworn to and subscribed before me this 20 day of July, 2023.

Notary Signature
My commission expires: 6-19-23

JENNIFER REED
STATE OF TENNESSEE NOTARY PUBLIC
HUMPHREYS COUNTY