Karen Johnson Davidson County
Batch# 1039240 DEEDWARR
08/16/2023 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20230816-0063968

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
Hendersonville
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH23-06324

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Philip Corley Travis 1729 Hudson Road Madison, TN 37115	New owner	063 00 0 230.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James B. Closser and Myrna M. Closser, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Philip C. Travis, married**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Exhibit "A"

Property Description 10.698 Acres Closser Tract - Tract "B"

Being a tract of land in the 10th Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Bernard D. DeVasher, et.al. in Deed Book 9912, Page 19, R.O.D.C.T., more accurately described as follows:

Beginning at a iron pin in the Northerly line of James W. Dillard in (DB 3927, page 120 R.O.D.C.T.), said pin being located N 81 deg. 40' 37" E, 549.00' from the most Northwest corner of said Dillard; thence now leaving the line of said Dillard with the Easterly line of Lennox D. Blanton in (DB 10,001, page 634 R.O.D.C.T.) N 26 deg. 52' 20" W, 363.59' to a set iron pin; thence with a new line N 76 deg. 43' 49" E, 1222.94' to a set iron pin; thence with a new line S 09 deg. 17' 58" E, 450.22' to a set iron pin in the Northerly line of said Dillard; thence with said Dillard S 81 deg. 40' 37" W, 1110.39' to the point of beginning containing 10.698 acres more or less.

Also conveyed herein is a Non-Exclusive ingress-egress Easement over Tract "D", said Tract "D" being more particularly described as follows: (See Attached Exhibit)

Exhibit "D"

Easement Description 1.447 Acres Ingress And Egress Easement - Tract "D"

Being an ingress and egress easement in the 10th Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Bernard D. DeVasher, et.al., in Deed Book 9912, page 19, R.O.D.C.T., more accurately described according to a survey dated July 30, 1996 by Tommy E. Walker, R.L.S. (TN Lic. No. 1465) as follows:

Beginning at a point in the Easterly margin of Hudson Road, said point being S 28 deg. 36' 31" E, 10.23' from the most Northwest corner of the above described tract; thence now leaving said margin N 73 deg. 44' 00" E, 646.33' to a point; thence with a curve to the right (I= 81 deg. 14' 39", R= 189.87', L= 269.23' and LC= 247.24') to a point; thence S 25 deg. 01' 21" E, 313.14' to a point; thence with a curve to the left (I= 73 deg. 18' 02", R= 32.04', L= 40.99' and LC= 38.25') to a point; thence N 81 deg. 40' 37" E, 836.70' to a point in the Easterly line of the new DeVasher tract; thence with said DeVasher S 09 deg. 17' 58" E, 30.00' to the Southeast corner of said DeVasher, common corner to the new Closser tract; thence with the South line of Closser S 81 deg. 40' 37" W, 837.21' to a point; thence now leaving said line with a curve to the right (I= 73 deg. 18' 02", R= 62.04', L= 79.37', LC= 74.07') to a point; thence N 25 deg. 01' 21" W, 313.14' to a point; thence with a curve to the left (I=81 deg. 14' 39", R= 159.87', L= 226.69', LC= 208.17') to a point; thence S 73 deg. 44' 00" W, 639.76' to a point in the Easterly margin of said Hudson Road; thence with said margin N 28 deg. 36' 31" W, 30.71' to the point of beginning containing 1.447 acres more or less.

Being a part of the same property conveyed to Bernard D. DeVasher and wife, Mary E. DeVasher, a fifty percent (50%) interest; Howard W. Allen and wife, Barbara A. Allen, a twenty-five (25%) percent interest; and James B. Closser and wife, Myrna M. Closser, a twenty-five (25%) percent interest; all as tenants in common and not as joint tenants with the right of survivorship, by Warranty Deed from Bernard R. Wilkerson and wife, Judy O. Wilkerson, of record in Book 9912, Page 19, in the Register's Office of Davidson County, Tennessee, dated December 27, 1995 and recorded on January 08, 1996.

Being the same property conveyed to James B. Closser and wife, Myrna M. Closser, by Warranty Deed from Bernard D. DeVasher and wife, Mary E. DeVasher and Howard W. Allen and wife, Barbara A. Allen, of record in Book 10145, Page 367, in the Register's Office of Davidson County, Tennessee, dated August 02, 1996 and recorded on August 05, 1996

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1729 Hudson Road, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs 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 hand this 15th day of August, 2023

James B. Closser

Myrna M. Closser

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **James B. Closser and Myrna M. Closser**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 15th day of August, 2023.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, George Fridel, 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 August, 15, 2023.

Custodian's Signature

8.16.23
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16th day of August, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON