WARRANTY DEED

Karen Johnson Davidson County
Batch# 1066457 DEEDWARR
10/31/2023 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20231031-0084892

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/22/26

(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Michael C. Adcock	NEW OWNER	00400015100
(NAME)	(NAME)	
8421 Riley Adcock Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Donna C. Adcock and Roy B. Adcock, Individually and as Devisees of the Estate of Roy Wallace Adcock, Jr.**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael C. Adcock, a married man,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land being in the 2nd Civil District of Davidson County, Tennessee, being Tract No. 2 on the Plan of Roy W. Adcock Subdivision of record in Book 6200, page 706, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in concrete on the Easterly margin of Riley Adcock Road being in the Northwest corner of said Tract No. 2 and the Southwest corner of the Dorothy Stuttler Property of record in Deed Book 5975, page 404, Register's Office for Davidson County, Tennessee; thence S 69 degrees 33' 50" E, a distance of 217.76 feet to an iron pin; thence S 85 degrees 03' 30" E, a distance of 220.13 feet to an iron pin; thence N 86 degrees 44' 17" E, a distance of 98.30 feet to an iron pin; thence S 84 degrees 50' 43" E, a distance of 195.12 feet; thence N 80 degrees 52' 29" E, a distance of 25.17 feet to an iron pin; thence N 59 degrees 15' 00" E, a distance of 397.59 feet to an iron pin; thence S 07 degrees 38' 39" W 147.61 feet; thence S 13 degrees 13' 33" W, a distance of 369.22 feet to an iron pin; thence N 83 degrees 44' 01" W, a distance of 337.34 feet to an iron pin; thence N 06 degrees 15' 59" E, a distance of 214.88 feet to an iron pin; thence N 84 degrees 50' 43" W, a distance of 137.60 feet to an iron pin; thence S 86 degrees 44' 17" W, a distance of 69.33 feet to an iron pin; thence N 85 degrees 03' 30" W, a distance of 310.60 feet to an iron pin; thence N 66 degrees 45' 36" W, a distance of 196.75 feet to an iron pin in the Easterly margin of Riley Adcock Road; thence along a curve in the Easterly margin of Riley Adcock Road; thence along a curve in the Easterly margin of Riley Adcock Road having a radius of 675.00 feet and a distance of 51.79 feet to the point of beginning.

Being the same property conveyed to Roy Wallace Adcock, Jr. and wife, Donna Carol Adcock, by Quitclaim Deed from Roy W. Adcock and wife, Dorothy M. Adcock, of record in Book 7491, Page 204, in the Register's Office of Davidson County, Tennessee, dated March 10, 1988 and recorded on March 15, 1988. See Final Decree of Divorce Case No. CH20-CV-310 filed in the Clerk & Master Robertson County, Tennessee on September 28, 2020 between Donna Carol Adcock and Roy Wallace Adcock, Jr. The said Roy Wallace Adcock, Jr. died testate on July 08, 2022, devising the subject property to Donna Carol Adcock. Donna Carol Adcock disclaimed an interest into the subject property and Roy Brandon Adcock as the sole beneficiary according to the Last Will and Testament of Roy Wallace Adcock, Jr. See Probate Case No. 22P2228, filed in the Circuit Court for Davidson County, Tennessee (Probate Division) on December 01, 2022.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 8421 Riley Adcock Road, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Effective the 30th day of October, 2023.

Donna C. Adcock
Donna C. Adcock, Individually and as Devisee of the Estate of Roy Wallace Adcock, Jr.

Roy B. Adcock, Individually and as Devisee of the Estate of Roy Wallace Adcock, Jr.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this 30th day of October, 2023, before me personally appeared Donna C. Adcock and Roy B. Adcock, Individually and as Devisees of the Estate of Roy Wallace Adcock, Jr., 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 3/21/2026

ROY P. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 10/30/23 (date of document).

Affiant Signature

10/30/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON