Karen Johnson Davidson County
Batch# 1095073 DEEDWARR
01/26/2024 04:10:30 PM 4 pgs
Fees: $23.00 Taxes: $5,087.50
20240126-0005627

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 12.27.2025
(AFFIX SEAL)

DEANNA F. WOOD STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 12-27-2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

17-NSH23-07034

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christopher McPhilamy and Jennifer E. McPhilamy 8561 Cub Creek Road Nashville, TN 37209-6006	Christopher McPhilamy and Jennifer E. McPhilamy 8561 Cub Creek Road Nashville, TN 37209-6006	077-00-0-059.00

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, **Sherry L. Edwards, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christopher McPhilamy and Jennifer E. McPhilamy, husband and wife**, 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:

Land in the Eighth Civil District, on the Waters of Cub Creek, and more particularly described as follows:

Beginning at a stake at the Southeast corner of 22 acres conveyed to L.H. Cullum, Deed of record in Book 186, Page 108, Register's Office for said County being also the Southwest corner of 27 acres conveyed to B.P. Lovell, deed of record in Book 175, Page 254, said Register's Office, and running thence with Cullum's East line North 22 3/4 degrees East 22.71 poles to a Hickory; thence North 8 3/4 degrees West 34.32 poles to a stake, said Cullum's Northeast corner and in the Easterly line of 69 acres conveyed to John H. Lovell, deed of record in Book 185, Page 147, said Register's Office, and running thence with said Lovell's line as follows: North 52 1/2 degrees East 34 poles; North 28 3/4 degrees East 9.36 poles; North 57 3/4 degrees East 13.32 poles; North 63 degrees 13.68 poles to a Beech; thence North 31 3/4 degrees East 36.72 poles to John H. Lovell's Northeast corner in the branch; thence South 89 degrees East 10 Poles to a Stake in the Hillside; thence South 88 1/2 degrees East 24 Poles to a Beech on the top of the ridge, being the Northwest corner of a tract of land conveyed to David T. Dozier, deed of record in Book 60, Page 297, said Register's Office; thence with said Dozier's West line as follows: South 31 degrees East 16 poles to a Hickory South 9 degrees West 27 poles to Red Elm; South 23 1/2 degrees East 24 poles to a Hickory; South 56 degrees East 8 poles to a Hickory; South 7 degrees East 24 poles to a Hickory; South 56 degrees East 8 poles to a Hickory; South 7 degrees East 24 poles to a Hickory; South 58 degrees West 21 poles to a Hickory; South 76 degrees West 32 poles to a Hickory; South 40 degrees West 10 poles to a Walnut; South 18 degrees West 25 poles to a Hickory; South 44 degrees East 35 poles to a Black Oak; South 31 degrees West 31 poles to two Elms; South 52 degrees West 18 poles to a Chestnut Oak; South 24 degrees West 18 poles to a Black Oak; South 44 1/2 degrees West 9 poles to a Black Oak on the ridge being the Northeast corner of 100 acres conveyed to S.L. Mayo and wife, by deed of record in Book

523, Page 515, said Register's Office; and running thence with said Mayo's North line as follows: North 69 1/2 degrees West 12 poles to a stake and pointers; North 87 degrees West 22 poles to Red Oak; North 8 degrees West 29 poles to a Tan Oak; North 63 degrees West 32 poles to a stake in the East line of 22 acres conveyed to L.H. Cullum by deed of record in Book 190, Page 104, said Register's Office, and running thence with said Cullum's East line North 1 1/2 degrees East 14 poles to a stake and continuing with said Cullum's line Northerly 46 poles, more or less, to the point of beginning, and containing 100 acres, be the same, more or less.

Together with an easement being a 13 foot strip of land on the North side of the first drain North of the Cullum line running from the center of Cub Creek to the Cub Creek Road, this strip of land to be used for no other purpose. which lies South and West of the following described line:

Beginning at the intersection of the center of said 13 foot Strip and the center of Cub Creek; thence with the center of said 13 foot strip, and continuing with the driveway leading therefrom, as said driveway was located on September 1, 1981, Eastwardly 125 feet, more or less, to an iron pin; thence along a new straight line East Southeastwardly, passing the center of the only well located on said 100 acre tract on September 1, 1981, (said well is located 63 feet, more or less, North of a utility pole on September 1, 1981), to an Easterly line of said 100 acre tract. Containing 50 acres, more or less.

Being the same property conveyed to James Robert Edwards, Sr., and wife, Sherry L. Edwards by Warranty Deed from Charles E. Lawson, Jr. and wife, Cindy B. Lawson of record in Book 5802, page 934, Register's Office for Davidson County, Tennessee, dated September 29, 1981 and recorded on October 02, 1981.

Being the same property conveyed to Sherry L. Edwards by Quitclaim Deed from James Robert Edwards, Sr., and wife, Sherry L. Edwards of record in Book 7760, page 45, Register's Office for Davidson County, Tennessee, dated January 26, 1989 and recorded on January 27, 1989.

James Robert Edwards, Sr., joins in the execution of this instrument to convey any marital interest, if any, in subject property.

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: 8561 Cub Creek Road, Nashville, TN 37209-6006

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 26th day of January, 2024

Sherry L. Edwards

James Robert Edwards Sr.

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sherry L. Edwards and James Robert Edwards Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Dickson, Tennessee, this 26th day of January, 2024.

Notary Public

My Commission Expires: 3·20·2024

JENNIFER HUDGINS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DICKSON

TRUE COPY CERTIFICATION

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

I, Kara Critchfield *(custodian's name)*, 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 1-26-24 *(date of document)*.

Kara Critchfield
Custodian's Signature

1-26-24
Date

STATE OF TENNESSEE
COUNTY OF Dickson

Sworn to and subscribed before me this 26th day of January, 2024.

Jennifer Hudgins
Notary Public

JENNIFER HUDGINS
TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

MY COMMISSION EXPIRES: 3-20-2024