Box 14

37186-8

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 435,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 day of March, 2024.

Notary Public

COMMISSION EXPIRES: 7-7-27

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 7-7-2027

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1111927 DEEDWARR
03/18/2024 09:44:15 AM 3 pgs
Fees: $18.00 Taxes: $1,611.35

20240318-0018380

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heidi E. Hamm	NEW OWNER	046-00-0-036.00
(NAME)	(NAME)	
4944 Bull Run Road		
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ERICK JASKOWIAK, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **HEIDI E. HAMM, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in Davidson County, Tennessee, located on Bull Run Road and being Parcel 036.00, as shown on Davidson County Tax Map 046-00, belonging to Erick Jaskowiak, as evidenced in Instrument Number 20111228-0101496, in the Register's Office of Davidson County, Tennessee (RODCT), and being more particularly described as follows:

To find the true point of BEGINNING, start at the intersection of the center line of Old Hickory Boulevard with the center line of Bull Run Road, thence; In a northwesterly direction approximately 5,180 feet to a point at the intersection of the center line of Bull Run Road with the center line of a paved driveway heading in a northeasterly direction, thence; Southeasterly along the center line of Bull Run Road approximately 30 feet to a point, North 07° 52' 48" East a distance of 262.60 feet to an iron pin, said iron pin being the northwestern corner of Parcel 037.00, as shown on Davidson County Tax Map 046-00, belonging to Phil Patton, as evidenced in Instrument Number 20131017-0108489, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being on the east line of Parcel 089.00, as shown on Davidson County Tax Map 046-00, belonging to Lonna J. Gibbs, as evidenced in Instrument Number 20150306-0019388, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the southwest corner of said Parcel 036.00, and said iron pin being located at State Plane Coordinates North 695,935.03 and East 1,696,768.68, and said iron pin being the true point of BEGINNING, thence;

1. With the east line of said Parcel 089.00 and with the west line of the property herein described, North 06° 00' 23" East a distance of 482.23 feet to an iron pin, thence;

2. Continuing with the west line of the property herein described, and with the east line of Parcel 032.00, as shown on Davidson County Tax Map 046-00, belonging to Charles and Wendy K. Wilson, as evidenced in Deed Book 10151 Page 026, in the Register's Office of Davidson County, Tennessee (RODCT), North 08° 26' 26" East a distance of 319.32 feet to an iron pin, said iron pin being the southwest corner of Parcel 101.00, as shown on Davidson County Tax Map 046-00, belonging to Robert L. McKewon, as evidenced in Instrument Number 20060106-0002380, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being on the east line of said Parcel 032.00, and said iron pin being the northwest corner of the property herein described, thence;

3. Leaving the east line of said Parcel 032.00, and with the south line of said Parcel 101.00, and with the north line of the property herein described, South 69° 25' 18" East a distance of 469.81 feet to an iron pin, said iron pin being the southeast corner of said Parcel 101.00, and said iron pin being on the west line of Parcel 109.00, as shown on Davidson County Tax Map 046-00, belonging to Keith A. Loiseau, as evidenced in Instrument Number 20111212-0096671, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being

the northeast corner of the property herein described, thence;

4. Leaving the south line of said Parcel 101.00, and with the west line of said Parcel 109.00, and with the east line of the property herein described, South 19° 49' 15" West a distance of 175.54 feet to an iron pin, thence;

5. Continuing with the west line of said Parcel 109.00, and with the east line of the property herein described, South 19° 53' 11" West a distance of 319.55 feet to an iron pin, said iron pin being the southwest corner of said Parcel 109.00, and said iron pin being northwest corner of Parcel 042.00, as shown on Davidson County Tax Map 046-00, belonging to Melinda Hester, as evidenced in Instrument Number 20191025-0109712, in the Register's Office of Davidson County, Tennessee (RODCT), thence;

6. Continuing with the east line of the property herein described, and with the west line of said Parcel 042.00, South 10° 16' 25" West a distance of 332.69 feet to an iron pin, said iron pin being the southwest corner of said Parcel 042.00, and said iron pin being on the north line of said Parcel 037.00, and said iron pin being the southeast corner of the property herein described, thence;

7. Leaving the west line of said Parcel 042.00, and with the north line of said Parcel 037.00, and with the south line of the property herein described, North 65° 49' 13" West a distance of 41.39 feet to an iron pin, thence;

8. Continuing with the north line of said Parcel 037.00, and with the south line of the property herein described, North 65° 02' 12" West a distance of 89.55 feet to an iron pin, thence;

9. Continuing with the north line of said Parcel 037.00, and with the south line of the property herein described, North 60° 29' 12" West a distance of 219.10 feet to an iron pin, said iron pin being the point of BEGINNING, containing 7.2324 acres, 315,045 square feet, more or less, according to a survey by Jesse E. Walker, TN RLS #1486, dated February 08, 2024.

Being the same property conveyed to Erick Jaskowiak, unmarried by Warranty Deed from Joseph Pewitt and wife, Jenny Pewitt of record in Instrument No. 20111228-0101496 dated December 27, 2011, recorded December 28, 2011, Register's Office Davidson County, Tennessee.

Together with beneficial rights of ingress and egress to Bull Run Road as set out in the Easement of record in Book 7725, Page 837, amended in Book 7945, Page 930, and Book 9036, Page 428 in said Register's Office, and as further set out in the Easement of record in Instrument No. 20240318-0018379, in said Register's Office.

This conveyance is subject to the Permitted Encumbrances contained in Exhibit A attached hereto, and further to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property known as 4944 Bull Run Road, Ashland City, TN 37015.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs, successors and assigns forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, successors 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 March, 2024.

Erick Jaskowiak by
Bob McKeown Attorney-in-Fact

Erick Jaskowiak, Grantor, by Bob McKeown,
Attorney-In-Fact Pursuant to Power of Attorney
of record in Instrument No. 20240306-0015650
in the Register's Office for Davidson County, Tennessee

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21 2024

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Bob McKeown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the duly appointed and acting Attorney-in-Fact for Erick Jaskowiak, the within named bargainor, and in my presence executed the within instrument for and on behalf of said bargainor by signing the name of bargainor by himself as his Attorney-in-Fact, and further upon oath acknowledged that he did so freely and voluntarily for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 15th day of March, 2024.

Commission Expires: 9/21/2024

NOTARY PUBLIC

EXHIBIT A
PERMITTED ENCUMBRANCES

This conveyance is subject to the following Permitted Encumbrances:

1. Ad valorem real property taxes for 2024 and subsequent years.

2. Easement for ingress and egress to/from Bull Run Road of record in Book 7725, Page 837 in the Register's Office for Davidson County, Tennessee.

3. Easement for water lines in Book 7945, Page 930, in said Register's Office, amending the ingress/egress easement of record in Bok 7725, Page 837 in said Register's Office.

4. Metro Health Department letter of regards to Sewage Soil Absorption System for Residence of record in Book 7943, Page 499 in said Register's Office.

5. Utilities Easement of record in Book 9036, Page 428 in said Register's Office.

6. Agreement for Waterline of record in Book 9036, Page 430 in said Register's office.

7. Subject to Right of Way & Easement granted South Central Bell Telephone Company of record in Book 8111, page 190, as referenced in Deed of record in Book 8766, Page 909, if applicable, in said Register's Office.

8. A family graveyard reserved and mentioned in decree of Chancery Court of record in Minute Book 84, page 68, as referenced in Deed of record in Book 8766, Page 909, if applicable, in said Register's Office.

9. Easement for TVA power line 150 feet in width as set forth in Declaration of Taking of record in Book 1247, page 577, and Final Decree of United States District Court, a certified copy of which is of record in Book 1291, page 516, if applicable, in said Register's Office.