Karen Johnson Davidson County
Batch# 1111945 DEEDWARR
03/18/2024 10:15:30 AM 4 pgs
Fees: $23.00 Taxes: $462.50
20240318-0018405

This instrument prepared by:
Martha Brooke Perry
**Balthrop, Perry, & Noe, PLLC**
102 Boyd St, PO Box 82
Ashland City, TN 37015

Robert Eugene Edmondson, Executor of the Estate of Roger C. Brown

TO: NEW OWNER
Daniel Lee Magenheimer and Barbara Suzanne Magenheimer

1041 Rock Church Rd.
Dickson Tenn. 37055

MAP & PARCEL: 169-00-0-007.00

SEND TAX BILLS TO: SAME

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**WARRANTY DEED**

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For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert Eugene Edmondson, Executor of the Estate of Roger C. Brown Grantor herein; have bargained and sold and by these presents do convey unto Daniel Lee Magenheimer and Barbara Suzanne Magenheimer, husband and wife, Grantees, their heirs, successors and assigns, the following described property:

Tract 1
The 5.98 acres tract which fronts on Old Harding Road more particularly described as follows:
Said tract lies wholly within the Ninth Civil District, Davidson County, Tennessee and bound in general by Smith on the north, Lewis Road and Pickney on the east, Old Harding Road on the south and Tubb and Smith on the west.
Beginning at an iron pin in the west margin of Lewis Road at Wm. H. Smith's southeast corner, thence with said west margin, South 31 degrees 37 minutes East 129.0 feet to the north margin of Old Harding Road, thence with said margin, South 50 degrees 10 minutes West 54.0 feet to Pickney's North line in the center of an old abandoned Road, thence with the center line of said old road with the following five calls: North 48 degrees 02 minutes West 144.0 feet; South 76 degrees 12 minutes West 53.6 feet; South 8 degrees 10 minutes West 148.5 feet; South 50 degrees 30 minutes West 112.6 feet and South 1 degree 30 minutes West 270 feet to the west margin of Old Harding Road, thence with the following six calls along the western and northern margin of Old Harding Road; South 31 degrees 49 minutes West 100.7 feet; South 53 degrees 59 minutes West 104.4 feet; South 64 degrees 05 minutes West 106.0 feet; South 81 degrees 11 minutes West 43.2 feet; North 71 degrees 59 minutes West 54.9 feet and North 58 degrees 36 minutes West 60.0 feet to Tubb's southeast corner, thence with his and Smith's east line, North 13 degrees 23 minutes East 817.4 feet to an iron pin, an interior corner of Smith, thence with his southern boundary, South 76 degrees 37 minutes East 406.67 feet to the point of beginning and containing 5.98 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the conveyance made to FredC. Pickney and wife, Patsy Pickney, of record in Book 9544 page 138; described as follows:

Being a tract of land as shown on Property Map 169, Assessor's Office, and lying in Davidson County, Nashville, Tennessee, bounded in general by Lewis Road on the east; William Smith on the north; Roger C. Brown remainder on the west; and Fred C. Pickney, Jr. on the south, more particularly described as follows:

Beginning at an iron pin on the north side of Old Harding Pike and the west side of Lewis Road, said pin being located N 58 deg. 21 min. 16 sec. W 54.02 ft. from a P.R. nail located at the intersection of Old Harding Pike and Lewis Road, also being Roger C. Brown's southeast corner (ref. Deed Book 8099, Page 900, R.O.D.C.), thence S 50 deg.

10 min. 00 sec. W 54.00 ft. to an iron pin set this survey in Fred C. Pickney, Jr.'s east line (ref. Deed Book 2810, Page 217, R.O.D.C.) thence leaving the north side of Old Harding Pike and with Pickney's east line and an abandoned road N 43 deg. 03 min. 07 sec. W 153.23 ft. to an iron pin set this survey; thence S 66 deg. 26 min. 53 deg. W 53.82 ft. to an iron pin; thence S 08 deg. 26 min. 53 sec. W 72.52 ft. to an iron pin set this survey; thence with a new line N 39 deg. 40 min. 34 sec. W 256.81 ft. to an iron pin set this survey in William H. Smith's south line (ref. Deed Book 5043, Page 61, R.O.D.C.), said pin being located S 76 deg. 37 min. 00 sec. E 94.13 ft. from an iron pin at an iron stake (Brown's northeast corner), thence with Smith's south line 76 deg. 37 min. 00 sec. E 310.84 ft. to an iron pin at an iron stake on the west side of Lewis Road; thence leaving Smith and with the west side of Lewis Road S 31 deg. 37 min. 00 sec. E 129.00 ft. to the point of beginning, containing 0.67 acres, more or less, and being a portion of Roger C. Brown's property as recorded in Deed Book 8099, Page 900, Register's Office of Davidson County, Tennessee, according to a survey by Randolph L. Chapdelaine, R.L.S. No. 1444, 5106 Old Harding Road, Franklin, Tennessee 37064, dated 10/12/94.

Tract 2
Being a tract of land as shown on the Property Map 169, Assessor's Office, and lying in Davidson County, Nashville, Tennessee. Bounded in general by Old Harding Pike on the east and south; Roger C. Brown on the west and Fred C. Pickney, Jr., remainder on the north, more particularly described as follows:

Beginning at a P.K. nail set in the center of Old Harding Road, said nail being located S 61 deg. 48 min. 39 sec. W 189.82 ft. from a P.K. nail at the intersection of Lewis Road & Old Harding Pike, thence continuing with the center of Old Harding Pike and a curve to the left having the following characteristics: delta = 28 deg. 21 min. 23 sec.; radius = 411.35 ft.; arc = 203.58 ft.; tangent = 103.92 ft.; chord = S 34 deg. 13 min. 36 sec. W 201.51 ft. to a P.K. nail set this survey; thence S. 20 deg. 31 min. 55 sec. W 235.77 ft. to a P.K. nail, in the southeast line of Roger C. Brown (ref. Deed Book 2810, Page 217, R.O.D.C.); thence leaving Old Harding Pike and with Brown's east line N 01 deg. 30 min. 00 sec. E passing an iron pin at 76.66 ft. in all 335.83 ft. to an iron pin near an abandoned road; thence with said abandoned road N 49 deg. 26 min. 53 sec. E 120.10 ft. to an iron pin; thence N 08 deg. 26 min. 53 sec. E 76.60 ft. to an iron pin; thence with a new line S 39 deg. 40 min. 34 sec. E passing an iron stake at 114.38 ft., in all 132.73 ft. to the point of beginning, containing 0.75 acres and being a portion of Fred C. Pickney, Jr. property as recorded in Deed Book 2810, Page 217, Register's Office of Davidson County, according to a survey by Randolph L. Chapdelaine, R.L.S. No. 1444, 5106 Old Harding Road, Franklin, Tennessee 37064, dated 10/12/94.

**Tract 1**
Being the same property conveyed to Roger C. Brown and wife, Mildred C. Brown, from Christina Norris, Clerk & Master of the Chancery Court for the State of Tennessee, Seventh Division, Davidson County by Chancery Court Deed dated 1/7/1985 and recorded 2/12/1985 of record in Book 6491 page 106, said Register's Office. Mildred Christine Brown then quitclaim her interest to Roger Coleman Brown by deed of record at Book 8099, page 900, said Register's Office.

**Tract 2**
Being the same property conveyed to Roger C. Brown from Fred C. Pickney, Jr. and wife, Patsy Pickney, by Quitclaim Deed dated 12/3/1994 and recorded 12/13/1994 of record in Book 9544 page 137, said Register's Office.

Roger C. Brown (aka Roger Coleman Brown) died July 27, 2021. His Last Will & Testament directed his executor to sell his real property, said Will being of record at Instrument No. 20211206-0161235, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2024 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to the easement(s) referenced in the deed of record at Book 6491, page 106, Register's Office of Davidson County, Tennessee.

This is unimproved property having an address of 8020 Old Harding Pike, Nashville, TN 37221.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. The Estate does covenant with Grantees that the Estate is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. The Estate does further covenant and bind itself and its successors and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 8th day of March, 2024.

Robert Eugene Edmondson
Executor of the Estate of Roger C. Brown

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert Eugene Edmondson, Executor of the Estate of Roger C. Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 8th day of March, 2024.

NOTARY PUBLIC

BROOKE MARTIN
NOTARY PUBLIC
TENNESSEE
CHEATHAM COUNTY

My commission expires: 7/26/25

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

SWORN to and subscribed before me,
this the 15th day of March, 2024.

NOTARY PUBLIC

My commission expires: 3/23/27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

# True Copy Certification

I, Yvette Meldrum, 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 March 8, 2024.

Signature
March 18, 2024

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this March 18, 2024

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON