Karen Johnson Davidson County
Batch# 1117192 DEEDWARR
04/02/2024 10:21:30 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20240402-0022729

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

W-P-24-6843

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica Lamont Blagys and Andrew Alexander Davis	**Same as New Owners**	
(NAME)	(NAME)	**039-00-0-136.00**
6843 Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN E. GEORGE AND EMILY T. DANIEL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA LAMONT BLAGYS AND ANDREW ALEXANDER DAVIS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract No. 1: Land in the Fourteenth Civil District of Davidson County, Tennessee, described as Tract No. 5 according to a survey dated May 29, 1959, revised February 4, 1961, by Hickerson and Hickerson, Engineers, as follows:

Beginning in the Northerly margin of Old Hickory Boulevard at an iron pin 544.5 feet (measured along the margin of said Boulevard) from the Southeasterly corner of the property sold to Russell Lee Wood by Deed of record in Book 3178, page 367, said beginning point being in the Southeasterly corner of the 0.4 acre tract marked "Reserved for Travelway", and running thence, along the margin of said boulevard, South 83 degrees East 200 feet to an iron pin in the Southwesterly corner of Tract No. 6 on said survey; thence North 31 degrees 45' East 225 feet, along the Westerly line of Tract No. 6, to an iron pin in the Southeasterly corner of Tract No. 7; thence, along the Southerly line of Tract No. 7 North 63 degrees 30' West 242 feet to an iron pin in the Northeasterly corner of said 0.4 acre reserved tract; thence along the Easterly line of said reserved tract, South 37 degrees 30' West 333.5 feet to the beginning, containing 1.5 acres, more or less.

Tract No. 2: Land in the Fourteenth Civil District of Davidson County, Tennessee, described as Tract No. 4 according to a survey dated May 29, 1959, revised February 4, 1961, by Hickerson and Hickerson Engineers, as follows:

BEGINNING in the northerly margin of Old Hickory Boulevard at an iron pin in the southeasterly corner of Tract No. 3 conveyed to Russell Lee Wood by deed of record in Book 3178, Page 367, Register's Office for said County, and running thence, with the northerly margin of Old Hickory Boulevard, along a curve having a radius of 650 feet, more or less, eastwardly 152 feet to a point; thence, continuing with the margin of said Boulevard, S 83° E 342.5 feet to an iron pin at the southwesterly corner of 0.4 acre tract marked "Reserved for Travelway"; thence, along the westerly line of said Travelway; N 37° 30' E 350 feet to an iron pin; thence N 40° 15' E 293 feet to the center of a branch; thence with the center of said branch, N 43° 15' W 250 feet to the northeasterly corner of a 0.2 acre tract marked "Reserved"; thence, with the easterly line of said Reserved Tract, S 45° 30' W 210 feet to an iron pin at the southeasterly corner of said Reserved Tract; thence, along the southerly line of said Reserved Tract, N 43° 15' W 50 feet to an iron pin in the southwesterly corner of said Reserved Tract, said iron pin being also in the southeasterly line of the said property conveyed to Russell Lee Wood; thence, along Woods' southeasterly line S 45° 30' W 740 feet to the BEGINNING, containing 6.2 acres, more or less.

Tract No. 3: Land in the 14th Civil District of Davidson County, Tennessee, described as Tract No. 7 according to a survey dated May 29, 1959, revised February 4, 1961, by Hickerson and Hickerson, Engineers, as follows:

BEGINNING in the northerly margin of Old Hickory Boulevard at an iron pin 494.5 feet (measured along the

margin of said Boulevard) easterly from the southeasterly corner of the tract of land conveyed to Russell Lee Wood by deed of record in Book 3178, Page 367, Register's Office for said County, said beginning point being the southwesterly corner of the 0.4 acre tract of land marked "Reserved for Travelway" said beginning point being also the southeasterly corner of Tract No. 4 on said survey; thence, North 37° 30' East along the southeasterly line of Tract No. 4 350 feet to an iron pin; thence, continuing along the line of Tract No. 4, North 40° 15' East 293 feet to a point in the center of a branch; thence, along the center of said branch, South 43° 15' East 122 feet to a point; thence, crossing a bridge, North 72° 20' East 37 feet to a point, still in the center of said branch; thence along the center of said branch, South 46° 05' East 118 feet to a point; being the northwesterly corner of Tract No. 6 on said survey; thence South 31° 45' West 238 feet along the westerly line of Tract No. 6, to an iron pin in the northeasterly corner of Tract No. 5; thence, along the northerly line of Tract No. 5, North 63° 30' West 242 feet to an iron pin in the northeasterly corner of said tract reserved for travelway; thence, along the line between said travelway and Tract No. 5, South 37° 30' West 333.5 feet to an iron pin in the northerly margin of Old Hickory Boulevard; thence North 83° 01' West along the margin of said Boulevard, 50 feet to the point of BEGINNING containing a total 1.9 acres more or less.

The 0.4 acre tract marked "Reserved for Travelway" was reserved for said Tract No. 7 and is therefore included in the conveyance of said Tract No 7. Tract No. 7 by itself contains 1.5 acres more or less.

CREATION OF WATER EASEMENT TO SPRING:

There is a spring which is located near the southerly line of Tract No 7 proper (that is, main part, containing 1.5 acres) as described above. The southerly line of Tract No 7 is also the northerly line of Tract No. 5, which is owned by Sue T. Viaches by virtue of a deed of record in Book 3255, Page 254, said Register's Office. The mouth of said spring varies from time to time between the southwesterly corner of Tract No. 7 and the northwesterly corner of Tract No. 5.

This conveyance of said Tract No. 7, by Thelma Thomason to John L. Crawford and wife, Virginia J. Crawford, is made subject to a perpetual easement and right for the benefit of the present owner and all future owners of said Tract No. 5 to use the water from said spring when is appears on Tract No. 7.

Being the same property conveyed to Benjamin E. George and Emily T. Daniel, husband and wife by Warranty Deed from Virginia Crawford, unmarried, of record in Instrument No. 20150521-0047017, Register's Office for Davidson County, Tennessee, dated May 20, 2015 and recorded on May 21, 2015.

This conveyance is subject to:
- Taxes for the year 2024 a lien, not yet due and payable.
- Restrictive covenant for detached farm accessory structure in Instrument No. 20200127-0009421, Register's Office of Davidson County, Tennessee.
- Perpetual easement and right for the benefit of the present and all future owners of Tract 5 (Tract 1 herein) to use the water from the spring when it appears on Tract No. 7 (Tract 3 herein) as set forth in Book 3373, Page 38, in the Register's Office for Davidson County, Tennessee.
- Subject to an easement for a roadway across the northerly part of Tract 3 as referenced in Book 3182, Page 353, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6843 Old Hickory Blvd, Whites Creek, Tennessee 37189**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 27th DAY OF MARCH, 2024.

Benjamin E. George

Emily T. Daniel

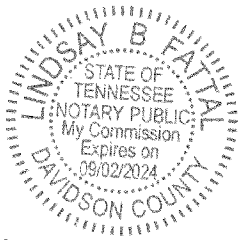
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN E. GEORGE, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of March, 2024.

Lindsay B. Fattal

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY T. DANIEL, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of March, 2024.

Lindsay B. Fattal

Notary Public
My Commission Expires: _____
(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 27, 2024.

Affiant
Date: ~~March~~ April 1, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1st day of ~~March~~ April 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY