THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7056-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 310,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 2024. Notary Public MY COMMISSION EXPIRES: 11-8-27 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson
Batch # 1120158
04/08/2024 10:51:41 AM
Fees: $13.00 Taxes: $1,147.00

Davidson County
DEEDWARR
2 pgs

20240408-0024705

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael K. Daniel and Emily E. Daniel	owners	
328 VAUGHN ST.		038-00-0-057.00
NASHVILLE, TN 37207		
(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, WE, **Andrew Trammell and wife, Sarah Trammell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael K. Daniel and Emily E. Daniel, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, more particularly described as follows:

Being a certain tract or parcel of land located in Davidson County, Tennessee, being the same property conveyed to Terry Arthur as recorded in Instrument 20010314-0024452 in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found in the north line of Eaton Creek Farm LP (Instr. 00008829-0000908), being located South 82 degrees 36 minutes 56 seconds East a distance of 780.63 feet from the northwest corner of Eaton Creek Farm LP, said point being a corner of Norman Piper (Instr. 20191122-0120522) and the southwest corner of the property described herein; thence leaving Eaton Creek Farm LP and running with Piper for four (4) calls as follows: North 19 degrees 10 minutes 08 seconds East for a distance of 465.48 feet to a 1/2-inch rebar found, North 42 degrees 31 minutes 10 seconds West for a distance of 122.50 feet to a 1/2-inch rebar found, South 44 degrees 59 minutes 30 seconds West for a distance of 71.53 feet to a 1/2-inch rebar found, South 32 degrees 32 minutes 39 seconds West for a distance of 46.84 feet to a 1/2-inch rebar found, being the northeast corner of Alton Whittemore (Instr. 00005206-0000801); thence leaving Piper and running with the north line of Whittemore North 61 degrees 13 minutes 55 seconds West for a distance of 251.56 feet to an axle found, being the northwest corner of Whittemore, said point being a comer of Piper and the westernmost corner of the property described herein; thence leaving Whittemore and running with Piper and the south edge of Glen Echo Lake Road (private) for seven (7) calls as follows: North 35 degrees 15 minutes 47 seconds East for a distance of 100.00 feet, North 48 degrees 15 minutes 46 seconds East for a distance of 100.00 feet to a 1/2- inch rebar found, North 48 degrees 15 minutes 46 seconds East for a distance of 300.00 feet to a 5/8-inch rebar found, North 46 degrees 29 minutes 34 seconds East for a distance of 114.74 feet, North 68 degrees 17 minutes 38 seconds East for a distance of 37.81 feet, South 89 degrees 37 minutes 27 seconds East for a distance of 54.29 feet, North 71 degrees 33 minutes 40 seconds East for a distance of 40.08 feet to a Mag nail found in the center of a creek approximately 8.7 feet from the south edge of a concrete bridge, being the northernmost corner of the property described herein; thence leaving Glen Echo Lake Road and running with Piper and the center of a creek for nine (9) calls as follows: South 10 degrees 48 minutes 09 seconds East for a distance of 48.18 feet, South 29 degrees 11 minutes 23 seconds East for a distance of 418.33 feet to a Mag nail found at the intersection of two creeks, South 51 degrees 32 minutes 35 seconds West for a distance of 66.76 feet, South 37 degrees 50 minutes 08 seconds West for a distance of 50.77 feet, South 29 degrees 29 minutes 51 seconds West for a distance of 96.43 feet, South 14 degrees 56 minutes 57 seconds West for a distance of 74.67 feet, South 03 degrees 45 minutes 50 seconds West for a distance of 152.76 feet, South 11 degrees 11 minutes 13 seconds East for a distance of 222.53 feet, South 21 degrees 52 minutes 15 seconds East for a distance of 46.02 feet to a Mag nail found in the center of the creek in the north line of Eaton Creek Farms LP (Instr. 00008829-0000908), being a corner of Piper and the southeast corner of the property described herein; thence leaving Piper and running with Eaton Creek Farms LP North 83 degrees 46 minutes 43 seconds West for a distance of 456.51 feet to the point of beginning and containing 9.70 Acres, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on July 8, 2020. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Included in this conveyance is the Ingress/Egress easement of record as Instrument No. 20200903-0100611, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew Trammell and Sarah Trammell, Husband and Wife by Warranty Deed from Terry Arthur of record in Instrument No. 20200903-0100612 Register's Office for Davidson County, Tennessee, dated September 1, 2020 and recorded on September 3, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is unimproved property known as **3944 Glen Echo Lake 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 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.

Witness our hands this the 5th day of April, 2024.

Andrew Trammell

Sarah Trammell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew Trammell and Sarah Trammell,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of April, 2024.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE