Karen Johnson Davidson County
Batch# 1120715 DEEDWARR
04/09/2024 10:28:30 AM 7 pgs
Fees: $38.00 Taxes: $5,550.00
20240409-0025083

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,500,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 21st day of March, 2024.

NOTARY PUBLIC

My commission expires:

GREG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Joseph Dinwiddie and Hilary Radakovich	SAME AS NEW OWNER	04500001200, 04500001500, 04500002200, 063-019.01, 04500001400 & 04500001100
(NAME)	(NAME)	
5725 CLoverwood Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Nancy Marie Adcock, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Joseph Dinwiddie and Hilary Radakovich, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson and Cheatham Counties, Tennessee, described as follows, to wit:

Parcel 1 (Map & Parcel 04500001200 & 04500001500)

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE FOLLOWING PROPERTY IN METROPOLITAN-NASHVILLE, DAVIDSON COUNTY, TENNESSEE, TO WIT:

BEING A TRACT OF LAND IN THE FIRST COUNOLMANIC DISTRICT OF METROPOLITAN-NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO JERRY ADCOCK ANO WIFE, MARIE ADCOCK, AS EVIDENCED IN INSTRUMENT NUMBER 20150122-0006237 AND DEED BOOK 6958, PAGE 26, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN.). SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADCOCK PROPERTY

BEGINNING AT POINT IN THE SOUTH BOUNDARY LINE OF THE MARK SACERS et ux PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20040825-0102984, R.O.D.C., TN., SAID POINT LYING SOUTH 80 DEG 25 MIN 59 SEC EAST, AT A DISTANCE OF 40.66 FEET FROM A SET STONE OLD, CHISELED "X", BEING THE ORIGINAL NORTHEAST BOUNDARY CORNER OF THE JERRY ADCOCK et ux PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20150122-0006237, R.O.D.C., TN.; THENCE WITH THE SOUTH BOUNDARY LINE OF THE SAID SAGERS PROPERTY, SOUTH 53 DEG 03 MIN 32 SEC EAST, AT A DISTANCE OF 16.37 FEET TO A 5/8 INCH IRON ROD OLD AT A T-POST; THENCE, NORTH 01 DEG 04 MIN 29 SEC EAST, AT A DISTANCE OF 29.63 FEET TO A 5/8 INCH IRON ROD OLD AT AT-POST; THENCE, SOUTH 80 DEG 25 MIN 59 SEC EAST, AT A DISTANCE OF 563.50 FEET TO A 5/8 INCH IRON ROD OLD IN

A ROCK PILE AT A T-POST, BEING THE SOUTHWEST BOUNDARY CORNER OF THE SECOND TRACT OF THE BOBBY L. SANDERS et ux PROPERTY, AS EVIDENCED IN BOOK 10750, PAGE 43, R.O.D.C., TN.; THENCE WITH THE SOUTH BOUNDARY LINE OF THE SAID SANDERS PROPERTY, SOUTH 80 DEG 15 MIN 10 SEC EAST, AT A DISTANCE OF 1,112.30 FEET TO A T-POST, BEING THE SOUTHWEST BOUNDARY CORNER OF THE PATRICK LYDON, TRUSTEE PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20140320-0023166, R.O.D.C., TN.; THENCE WITH THE SOUTH BOUNDARY LINE OF THE SAID LYDON PROPERTY, SOUTH 80 DEG 22 MIN 55 SEC EAST, AT A DISTANCE OF 175.89 FEET TO AN IRON PIPE OLD AT A T-POST, BEING THE SOUTHWEST BOUNDARY CORNER OF THE DAVID WAYNE BEECH et ux PROPERTY, AS EVIDENCED IN BOOK 6650, PAGE 62S, R.O.D.C., TN.; THENCE WITH THE SOUTH BOUNDARY LINE OF THE SAID BEECH PROPERTY, SOUTH 80 DEG 14 MIN 16 SEC EAST, A DISTANCE OF 881.39 FEET TO A 3/4 INCH IRON ROD OLD AT AT-POST; THENCE, SOUTH 80 DEG 18 MIN 30 SEC EAST, AT A DISTANCE OF 29.73 FEET TO A POINT IN THE CENTER OF KIRBY HILL ROAD, BEING THE SOUTHWEST BOUNDARY CORNER OF THE JAMIE MILLER PROPERTY, AS EVIDENCED IN BOOK 10937, PACE 141, R.O.D.C., TN.; THENCE WITH THE SOUTH BOUNDARY LINE OF THE SAID MILLER PROPERTY, SOUTH 80 DEG 18 MIN 30 SEC EAST, AT A DISTANCE OF 29.73 FEET TO A 3/4 INCH IRON ROD OLD AT A T-POST; THENCE, SOUTH 80 DEG 20 MIN 03 SEC EAST, AT A DISTANCE OF 638.84 FEET TO A 3/4 INCH IRON ROD OLD AT A T-POST, BEING THE NORTHWEST BOUNDARY CORNER OF THE JAMIE R. MILLER PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20140715-0062552, R.O.D.C., TN.; THENCE WITH THE WEST BOUNDARY LINE OF THE SAID MILLER PROPERTY, SOUTH 00 DEG 07 MIN 11 SEC WEST, AT A DISTANCE OF 745.78 FEET TO A 3/4 INCH IRON ROD OLD AT A T-POST, BEING THE WEST BOUNDARY CORNER OF THE W.F. JOYNER et ux PROPERTY, AS EVIDENCED IN BOOK 6681, PAGE 480, R.O.D.C., TN. AND ALSO BEING IN THE NORTH BOUNDARY LINE OF THE RUSSELL E. ROBERTS et ux PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20140328-0025814, R.O.D.C., TN.; THENCE WITH THE SAID NORTH BOUNDARY LINE, SOUTH 88 DEG 08 MIN 56 SEC WEST, AT A DISTANCE OF 1,618.86 FEET TO A 3/4 INCH IRON PIPE OLD, BEING THE NORTH BOUNDARY CORNER OF THE ANTHONY RENTALS PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20090123-0006177, R.O.D.C., TN. AND ALSO BEING THE NORTHEAST BOUNDARY CORNER OF THE JOHN R. SHERROD, III PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20140917-0085360, R.O.D.C., TN.; THENCE WITH THE NORTH BOUNDARY LINE OF THE SAID SHERROD PROPERTY, SOUTH 89 DEG 47 MIN 52 SEC WEST, AT A DISTANCE OF 376.28 FEET TO A CAPPED IRON ROD NEW; THENCE WITH THE WEST BOUNDARY LINE OF THE SAID SHERROD PROPERTY, SOUTH 00 DEG 54 MIN 46 SEC WEST, AT A DISTANCE OF 295.17 FEET TO A CAPPED IRON ROD OLD, STAMPED "DELLE", BEING THE NORTHEAST BOUNDARY CORNER OF THE JOEL A. HOFFMAN PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20070820-0099387, R.O.D.C., TN.; THENCE WITH THE NORTH BOUNDARY LINE OF THE SAID HOFFMAN PROPERTY, NORTH 89 DEG 16 MIN 05 SEC WEST, AT A DISTANCE OF 1,471.57 FEET TO A CAPPED IRON ROD OLD, STAMPED "DELLE", IN THE EAST BOUNDARY LINE OF THE JERRY D. ADCOCK et ux PROPERTY, AS EVIDENCED IN BOOK 6469, PACE 402, R.O.D.C., TN.; THENCE WITH THE EAST BOUNDARY LINE OF THE SAID ADCOCK PROPERTY, NORTH 01 DEG 15 MIN 17 SEC EAST, AT A DISTANCE OF 783.16 FEET TO A POINT, BEING THE SOUTHEAST BOUNDARY CORNER OF THE JERRY ADCOCK et ux PROPERTY, AS EVIDENCED IN BOOK 7332, PAGE 610, R.O.D.C., TN.; THENCE WITH THE EAST BOUNDARY LINE OF THE SAID ADCOCK PROPERTY, NORTH 01 DEG 15 MIN 17 SEC EAST, PASSING THROUGH A CAPPED IRON WITNESS ROD NEW AT A DISTANCE OF 678.60 FEET AND CONTINUING FOR 18.36 FEET FOR A TOTAL DISTANCE OF 696.96 FEET TO A POINT IN THE CENTER OF NICKENS HOLLOW CREEK; THENCE WITH THE CENTER OF THE SAID CREEK, NORTH 40 DEG 48 MIN 41 SEC WEST, AT A DISTANCE OF 112.86 FEET TO A POINT; THENCE, NORTH 30 DEG 14 MIN 51 SEC WEST, AT A DISTANCE OF 80.50 FEET TO A POINT; THENCE, NORTH 84 DEG 58 MIN 42 SEC WEST, AT A DISTANCE OF 93.72 FEET TO A POINT; THENCE, NORTH 73 DEG 51 MIN 55 SEC WEST, PASSING THROUGH A POINT IN THE CENTER OF THE SAID CREEK AT A DISTANCE OF 86.10 FEET, LEAVING THE CENTER OF THE SAID CREEK AND CONTINUING FOR 70.44 FEET, FOR A TOTAL DISTANCE OF 156.53 FEET TO A SET STONE OLD, CHISELED "X", BEING THE SOUTHEAST BOUNDARY CORNER OF THE RONALD E. GOSSETT et ux PROPERTY, AS EVIDENCED IN BOOK 4371, PAGE 20, R.O.D.C., TN.; THENCE WITH THE EAST BOUNDARY LINE OF THE SAID GOSSETT PROPERTY, NORTH 37 DEG 05 MIN 00 SEC EAST, AT A DISTANCE OF 199.50 FEET TO A 5/8 INCH IRON ROD OLD IN THE SOUTH BOUNDARY LINE OF THE SAID MARK SAGERS et ux PROPERTY; THENCE WITH THE SOUTH BOUNDARY LINE OF THE SAID SAGERS PROPERTY, SOUTH 53 DEG 03 MIN 32 SEC EAST, AT A DISTANCE OF 352.04 TO THE POINT OF BEGINNING, CONTAINING 96.45 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND SURVEYING, JOB NO. 16-083, ON JULY 01, 2016.

Being the same property conveyed to Jerry Adcock and wife, Marie Adcock by deed from Jerry Adcock and wife, Marie Adcock of record in Instument No. 20161004-0104755, Register's Office for Davidson County, Tennessee.

ALSO BEING A tract of land in the 14th formerly the 24th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the Division of the lands of Jesse F. Carney, deceased, as of record in Minute Book "K", page 661 County Court for said County, being composed of two tracts, one of the 115 acres and the other of 70.39 acres and described together, according to a survey made June 10, 1939 by John Wilkes, Civil Engineer, as follows:

Beginning at a marker stone and iron, in the northwest corner of said 115 acre tract; thence south 2 degrees West, with the western boundary line of said 115 acre tract, 1370 feet to an iron pin and set stone, the southwest corner of said 115 acres tract; thence South 88 ½ degrees East, with the southern boundary line of said tract, 5070 feet to a marked stone and iron pin, the Southeast corner of said tract; thence North 2 ½ degrees East, crossing the Ridge Road, 710 feet to an iron pin and stone marked with X; thence West, crossing the Ridge Road, 478 ½ feet to an iron pin and Oat stone, formerly Chestnut, the southeast corner of said 70.39 acre tract; thence North 2 ½ degrees East, with the eastern boundary line of said tract passing an old set stone and Sassafras pointers at 1263 feet, in all 1836 feet to a small Hickory, iron pin and stone marker, the southeast corner of said 70.39 acre tract; thence West, the southern boundary line of the Setters tract, 614 feet to a point in Nicken's Hollow; thence with the meanders of said Hollow, south 80 degrees West 122 feet, South 34 degrees West 89 feet, South 72 degrees West 231 feet, South 63 degrees West 495 feet, South 46 ½ degrees West 297 feet, South 75 degrees 188 West 188 feet, South 43 degrees West 330 feet, South 53 degrees West 165 feet, South 45 degrees West 297 feet, South 27 degrees West 132 feet South 50 degrees West 66 feet to an iron in the northern boundary line of said 115 acre tract; and thence North 81 ½ degrees West, with said line 2100 feet to the beginning.

Included in this description but excluded from this conveyance is the following property conveyed to James C. Dawson and wife, Wanda Dawson by Deed dated November 26, 1982 and recorded December 6, 1982 of record In Book 5973, page 731 Register's Office for Davidson County, Tennessee.

Beginning at a marker stone and iron pin, the southeast corner of this tract, same being South 88 ½ degrees East 5070 feet from the Southwest Corner of a 192 acre tract; thence North 2 ½ degrees East Crossing the Ridge Road, 710 feet to an iron pin and stone marked with X; thence West, crossing the Ridge Road 478 ½ feet to an iron pin and flat stone, formerly Chestnut, the southeast corner of said 70.39 acre tract; thence North 2 ½ degrees East, with the eastern boundary line of said passing an old set stone and Sassafras pointers at 1263 feet, in all 1836 feet to a small Hickory, iron pin and stone marker, the northeast corner of said 70.39 acre tract; thence West, with the southern boundary line of the Setters tract, 614 feet to a point in Nicken's Hollow; thence with the meanders of said Hollow, south 80 degrees West 122 feet, south 34 degrees West 89 feet, South 72 degrees West 231 feet, South 63 degrees West 49S feet, South 46 ½ degrees West 297 feet, South 75 degrees West 188 feet, South 43 degrees West 330 feet, South 53 degrees West 165 feet, South 45 degrees West 297 feet, South 27 degrees West 132 feet and South 50 degrees West 66 feet to an iron pin in the northern boundary line of said 115 acre tract; thence South 81 1/2 degrees East 1650 feet to a point; the northeast corner of a tract this date conveyed to Adcock; thence South 710 feet to a point in the southerly line of said 192 acre tract; thence with the southerly line, South 88 ½ degrees East 1375 feet to the point of beginning, containing 92 acres more or less.

Being the same property conveyed to Jerry Adcock and Marie Adcock, husband and wife by deed from James and Kathy Campbell, husband and wife, Richard and Barbara Pope, husband and wife and Mary Kay Davidson aka Mary Kay Barrass of record in Instrument No. 20150122-0006237, Register's Office of Davidson County, Tennessee.

AND ALSO being a certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at a rock on a south hill side thence South 1 degree West 10 poles and 17 links to a cross marked on a rock in branch (Nickens Hollow); thence North 40 degrees West following the meanders of the branch, 8 poles, to a stake in the middle of branch; thence North 26 degrees West 8 poles to a crook in the branch; thence South 69 degrees West following the middle of the branch, 11 poles to a stake in branch, near a culvert; thence

North 67 degrees West 1 pole and 11 links to a fence corner on a bank; thence North 43 degrees East 11 poles and 12 links to a sweet gum; thence South 60 degrees East 12 poles to a stake on a hill side; thence South 42 degrees East 11 poles and 11 links to the beginning, containing ¾ of an acre, more or less.

Being the same property conveyed to Jerry Adcock and wife, Nancy Marie Adcock by deed from Lou Edwards and Rita Miler of record in Book 6958, Page 26, Register's Office of Davidson County, Tennessee.

Parcel 2 (Map & Parcel 04500002200 and M&P 063-019.01)

Being a parcel of land situated in Davidson and Cheatham Counties, Tennessee, said parcel being a portion of the Blake Emmons Property as of record in Deed Book 4798, page 567, Register's Office for Davidson County, Tennessee; and being more particularly described by metes and bounds, according to the survey of Dale and Associates, Inc., dated November 1, 1984, as follows:

Beginning at an iron rod situated in the southerly margin of Little Marrowbone Road said point being the northwest corner of the Allen W. Ladd and wife property as of record in Deed Book 4739, page 680, Register's Office for Davidson County, Tennessee, and the northeast corner of the property herein described thence, S 30 degrees 21' 13" E, a distance of 500.89 feet to a point in the center of Little Marrowbone Creek; thence S 69 degrees 06' 55" W, following said creek, a distance of 244.09 feet to a point in the center of said creek thence, S 78 degrees 43' 20" W, following said creek, a distance of 156.40,feet to a point in the center of said creek; thence, N 33 degrees 08' 26" Ww, a distance of 396.90 feet to an iron rod situated in the southerly margin of Little Marrowbone Road thence, North 57 degrees 42' 37" E, along said road, a distance of 408.09 feet to the point of beginning and containing 4.15 acres, of land, more or less, according to said survey.

The property herein described contains approximately 2.0 acres within the limits of Cheatham County, with the remaining 2.15 acres lying within the limits of Davidson County, Tennessee.

Being the same property conveyed to Jerry D. Adcock and wife, Nancy M. Adcock by deed from Commerce Union Bank, a Tennessee banking corporation of record in Book 6469, Page 388, Register's Office of Davidson County, Tennessee. See also Book 232, Page 831 Register's Office of Cheatham County, Tennessee.

Parcel 3 (Map & Parcel 04500001400)

In the 14th Civil District of Davidson County, Tennessee, BEGINNING at a stone on the north side of the still house branch road; thence south 7-1/2 degrees East 52 poles to a stone on top of a ridge thence South 55 degrees East 20 poles to a point in the Ridge Road: thence South 65 degrees East 27.4 poles to a stone in the Nickens line and with same North 2 degrees East 52 poles to marks on a rock in the still house branch, and with same North 32 degrees West 20 poles; North 68-1/2 degrees West 12 poles to a point in said road and with same North 62-1/2 degrees West 12 poles: North 74-1/2 poles to the beginning, containing 11 acres. more or less.

There is INCLUDED in this conveyance a right of way road purposes from the above lands, through or other lands, down the hollow to the public county road which runs along Little Marrowbone Creek.

Being the same property conveyed to Jerry Adock and wife, Nancy Adcock by deed from James Edward Nickens and wife, Lisa Dawn Nickens of record in Book 7332, Page 610, Register's Office of Davidson County, Tennessee.

Parcel 4 (Map & Parcel 04500001100)

A tract or parcel of land in the 14th Civil District of Davidson County, Tennessee described as follows:

BEGINNING AT A STONE, Nicken's Corner thence S 75 degrees W 377.5 feet to a hickory; thence S 82 degrees W 355.1 feet to a stake; thence W 190.1 feet to a stake; thence N 81 degrees W 212.5 feet to a white oak; thence N 23 degrees W 202 feet to a black gum; thence N 62 degrees 30' W 89.8 feet to a white oak; thence N 39 degrees W 50.8 feet to a sweet gum, the center of Little Marrowbone Creek; thence up said Creek as follows: N 67 degrees E 90.7 feet; N 39 degrees E 495 feet; N 16 degrees E 250 feet; S 84 degrees E 30

feet; S 76 degrees E 591 feet to 2 iron woods; thence due S 858 feet to the point of beginning, containing 30 acres, more or less.

Being the same property conveyed to Nancy Marie Adcock, as to a wife's portion by deed from Jerry Adcock of record in Instrument No. 20191112-0116411, Register's Office of Davidson County, Tennessee.

The said Jerry Adcock having since died on or about July 31, 2022 leaving Nancy Marie Adcock his surviving spouse and tenant by the entirety.

The said Jerry Adcock and Jerry D. Adcock being one in the same.

The said Nancy Marie Adcock, Nancy M. Adcock, Marie Adcock and Nancy Adcock being one in the same.

Parcel 1 is _X_unimproved __improved property known as: 0 Little Marrowbone Road and 0 Kirby Hill Road, Ashland City, TN 37015.
Parcel 2 is __unimproved _X_improved property known as: 5299 & 0 Little Marrowbone Road, Ashland City, TN 37015.
Parcel 3 is _X_unimproved __improved property known as: 0 Little Marrowbone Road, Ashland City, TN 37015.
Parcel 4 is __unimproved _X_improved property known as: 5259 Little Marrowbone Road, Ashland City, TN 37015.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

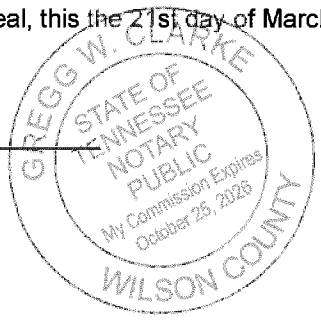
Witness our hands this 21st day of March, 2024.

Nancy Marie Adcock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Marie Adcock, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of March, 2024.



Notary Public
My Commission Expires:

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 3/21/24.

Date

Celia Stewart-Rouse

Affiant Signature

3/21/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21st day of March, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY