Karen Johnson Davidson County
Batch# 1139210 DEEDWARR
05/24/2024 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20240524-0038870

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $279,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2024.

Notary Public
My commission expires: 12-26-27

JULIANNA STATE OF TENNESSEE NOTARY PUBLIC DeKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
FM2M, LLC	Same	**04800032100**
220 Great Circle Rd Ste 132		
Nashville, TN 37228		

FOR AND IN 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 ACKNOWLEDGE, WE,

David O Huff and Stephen E Huff and Linda Gail Thompson Jarrett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FM2M, LLC

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 in Davidson County, Tennessee, being a 5.001 more or less acre tract or parcel of land located in the 1st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to William H. Thompson, Jr. as evidenced by deed of record in Deed Book 8635, page 6, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated May 31, 2022, as follows:

Beginning at a ½" rebar set on the easterly margin of Clarksville Pike (70' R-O-W), said point being the most southerly corner of Lot 1 on the plan of Alpha Subdivision, of record in Plat Book 8250, page 598, Register's Office Davidson County, Tennessee; Thence leaving Clarksville Pike and with the southerly line of said Lot 1, Alpha Subdivision, North 35 Degrees 30 Minutes 34 Seconds East a distance of 202.96 feet to a ½" rebar set; Thence with the easterly line of said Lot 1, North 54 Degrees 38 Minutes 38 Seconds West a distance of 100.00 feet to a ½" rebar set; Thence with the southerly line of the Anna S. Gift property of record in Instrument No. 20051128- 0142872, Register's Office Davidson County, Tennessee, North 35 Degrees 21 Minutes 22 Seconds East a distance of 200.59 feet to a ½" rebar set, said point being an easterly corner of said Gift property; Thence with a new line common to Tract 12 of the above-referenced survey, North 35 Degrees 21 Minutes 22 Seconds East a distance of 694.11 feet to a ½" rebar set; Thence with a line common to Tract 13 of this survey, South 85 Degrees 27 Minutes 42 Seconds East a distance of 239.24 feet to a ½" rebar set; Thence with a line common to Tract 7 and 17 of this survey, South 35 Degrees 21 Minutes 22 Seconds West a distance of 1220.22 feet to a ½" rebar set on the easterly margin of Clarksville Pike; Thence with said margin of Clarksville Pike, North 54 Degrees 38 Minutes 38 Seconds West a distance of 106.00 feet to the Point of Beginning, containing 217,871 Square Feet or 5.001 Acres, more or less.

Being part of the same property conveyed to William H. Thompson, Jr. et ux Jean O. Thompson by Quitclaim Deed from William H. Thompson, Jr. and Jeanne B. Thompson, Co-Trustees of Fund B, Under the Reece H. Thompson Trust, Said Trust Having Been Set Up Under the Will of Reece H. Thompson, Which Will Is of Record in Will Book 126, Page 33, Probate Court for Davidson County, Tennessee, as to a one-third (1/3) share, of record in Book 8635, Page 6, Register's Office of Davidson County, Tennessee, dated January 15, 1992 and recorded on May 27, 1992. The said William H. Thompson, Jr. died testate on July 15, 2014, leaving Jean O. Thompson the surviving tenant by the entirety. Jean O. Thompson aka Beverly Jean Thompson died testate on 8/29/17, and by Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, No. 17P1622, the property hereinabove described was devised to David O. Huff, Stephen E. Huff, and Linda Gail Thompson Jarrett.

SAID PROPERTY WAS NEVER A MARITAL RESIDENCE TO ANY OF THE GRANTORS, THEREFORE, NO SPOUSES ENTER INTO THE EXECUTION OF THIS INSTRUMENT.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Sewer Easements of record in Book 8280, Page 956, Book 7640, Page 629, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 0 Clarksville Pike, Tract 8, Whites Creek, TN 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 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 in 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.

_____ Date: 5/21/24
David O Huff

_____ Date: 5/21/24
Stephen E Huff

_____ Date: 5/20/24
Linda Gail Thompson Jarrett

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, David O Huff, Stephen E Huff, and Linda Gail Thompson Jarrett, the within named Grantor(s), 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, at office, this 21st day of May, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 7/2/25

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 2, 2025

Certificate of Authenticity

I, Tara Crook, 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 May 21, 2024.

Tara Crook
Affiant Signature

May 24, 2024
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 24th day of May, 2024.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-26-27

Notary's Seal:

