Name and Address of New Owner:
Eric J. Chastain and Ashley Chastain
100 Morningview Dr.
Hendersonville, TN 37075
Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 1190814 DEEDWARR
10/07/2024 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $185.00
20241007-0077783

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 058-00-0-185

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeremy Edward Morris, a single man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric J. Chastain and Ashley Chastain, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Tract I:
Beginning at a railroad spike in the center of Drakes Branch Road; said railroad spike being located 120.2 feet northwestwardly in the center of Drakes Branch Road from the northwest corner of property conveyed to Hettie Woodruff by deed of record in Book 4283, Page 871, Register's Office for Davidson County, Tennessee; thence North 82 degrees 50 minutes East 264.8 feet to an iron pin; thence South 84 degrees 25 minutes East 625.0 to an oak tree; thence South 67 degrees 35 minutes West; 220.0 feet to a tree in a fence then South 34 degrees 46 minutes West 99.1 feet to an iron pin; thence South 13 degrees 38 minutes West 70.0 feet to a fence corner; thence North 86 degrees 16 minutes West 293.9 feet to an existing iron pipe; thence North 11 degrees 21 minutes West 177.6 feet to an existing iron pipe; then South 79 degrees 6 minutes West 261.7 feet to a railroad spike in the center of Drakes Branch Road; thence northwestwardly in the center of Drakes Branch Road 120.2 feet to the point of beginning, containing 3.1 acres more or less.

Tract II:
Beginning at a railroad spike in the center of Drakes Branch Road, said railroad spike being 247.2 feet northwestwardly in the center of Drakes Branch Road from the northwest corner of property conveyed to Hettie Woodruff by deed of record in Book 4283, Page 871, Register's Office for Davidson County, Tennessee; thence North 86 degrees 50 minutes East 570.5 feet to an iron pin; then North 7 degrees 21 minutes East 80.2 feet to an iron pin; then South 81 degrees 28 minutes East 284.5 feet to an iron pin; thence South 12 degrees 27 minutes East 226.5 feet to an oak tree; then North 84 degrees 25 minutes West 625.0 feet to a fence post; thence South 82 degrees 50 minutes West 264.8 feet to a railroad spike in the center of Drakes Branch Road; thence northwestwardly in the center of Drakes Branch Road 127.0 feet to the point of beginning, containing 3 .1 acres more or less.

Being part of Lot No. 7 in the Division of the Drake Lands, as of record in Minute Book "J" pages 396 and 397, County Court for said County, and described according to a survey by G. Barry Greer, Tennessee Registered Surveyor No. 211 dated November S, 1971.

Being the same property conveyed to Jeremy Edward Morris from Lloyd Michael Morris by Quitclaim Deed dated April 3, 2019 and recorded April 10, 2019 in Instrument #20190410-0032640, said Register's Office.

Property more commonly known as 5008 Drakes Branch Road, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of October, 2024.

Jeremy Edward Morris (SEAL)

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~WILLIAMSON~~ Baldwin

On this 4th day of October, 2024, before me personally appeared Jeremy Edward Morris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of October, 2024.

Notary Signature
My commission expires: 9/11/27

CHRISTINE MARIE EYRES
Notary Public
Alabama State at Large
My Commission Expires Sep 11, 2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF WILLIAMSON Baldwin

Sworn to and subscribed before me this 4th day of October, 2024.

Notary Signature
My commission expires:
9/11/27

CHRISTINE MARIE EYRES
Notary Public
Alabama State at Large
My Commission Expires Sep 11, 2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 4, 24 (date of document).

Jennifer L. Pennell

Oct 7, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of Oct, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026