Karen Johnson Davidson County
Batch# 1222826 DEEDWARR
01/02/2025 02:15:30 PM 8 pgs
Fees: $43.00 Taxes: $3,311.50
20250102-0000309

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38446-12-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $895,000.00. Affiant Subscribed and sworn to before me this 30th day of December, 2024. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Christopher Powell 5565 Brick Church Pike Goodlettsville, TN 37072	Guaranteed Rate Inc. 3940 N. Ravenswood Ave. Chicago, IL 60613	Map and Parcel No.: 018-00-0-035.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Denico Autry, an unmarried man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Thomas C. Powell, a married man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5565 Brick Church Pike, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19 day of DECEMBER, 20 24.

GRANTOR:

Denico Autry by Jamie Tebbe as his Attorney in Fact

Denico Autry by Jamie Tebbe
as his Attorney in Fact

STATE OF ILLINOIS)
COUNTY OF ST CLAIR)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie Tebbe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Denico Autry, and he is authorized by Denico Autry to execute this instrument on his behalf.

Witness my hand and seal, at Office, this 19 day of DECEMBER, 20 24.

Keenan Allen

Notary Public
My Commission Expires: 02/01/2025

OFFICIAL SEAL
KEENAN ALLEN
Notary Public, State of Illinois
Commission No. 925537
My Commission Expires
February 01, 2025

EXHIBIT "A"

Tract I: Beginning at an iron rod in the west right of way of Brick Church Pike, also being the Northeast corner of the Dickens property as described by instrument #200305130064474 and the northwest corner of the property described hereon;

Thence with the right of way of Brick Church Pike South 68 degrees 42 minutes 51 seconds East a distance of 68.09 feet to an iron rod; Thence with the right of way of Brick Church Pike along a curve with a delta angle of 67 degrees 40 minutes 47 seconds with a radius of 246.21 feet, a chord bearing of South 38 degrees 03 minutes 02 seconds East, a distance of 274.22 feet to an iron rod; Thence, with the right of way of Brick Church Pike South 04 degrees 12 minutes 37 seconds, West, a distance of 75.14 feet to an iron rod; Thence, with the right of way of Brick Church Pike along a curve with a delta angle of 20 degrees 50 minutes 11 seconds, with a radius of 455.43 feet a chord bearing of South 14 degrees 37 minutes 43 second East, a distance of 164.71 feet to an iron rod, also being the northwest corner of the Barnes property as described in Deed Book 9608 Page 594; Thence, South 32 degrees 54 minutes 25 seconds West, a distance of 385.39 feet to an iron rod, also being the southeast comer of Tract 3; Thence, with Tract 3 North 53 degrees 48 minutes 29 seconds West, a distance of 313.10 feet to an iron rod: Thence, with Tract 3 North 09 degrees 35 minutes 41 seconds East, a distance of 240.61 feet to an iron rod; Thence, with Tract 3 North 42 degrees 42 minutes 30 seconds East, a distance of 76.47 feet to an iron rod; Thence, with Tract 3 North 38 degrees 42 minutes 51 seconds East, a distance of 28.09 feet to an iron rod, also being the southeast corner of the Dickens property as described by instrument #200305130064474: Thence, North 15 degrees 48 minutes 32 seconds East, a distance of 306.34 feet to the point of being containing 5.093 acres more or less.

Together with: 1) ingress/egress easement of record in Instrument No. 20080402-0032971, Register of Deeds, Davidson County, Tennessee; and 2) a perpetual non-exclusive ingress/egress easement running with the land as sown on the Boundary Survey of the Marchand Property dated August 22, 2008 prepared by Delle Land Surveying, 408 Nesbitt Lane, Madison, Tennessee 37115 phone 615.865.4242, both ingress/egress easements 1 and 2 more particularly described as follows:

(20' Ingress/Egress Easement)

Beginning at an iron rod in the west right of way of Brick Church Pike, also being the northeast corner of the Dickens property as described in Instrument No. 200305130064474; Thence, South 15 degrees 28 minutes 32 seconds West. a distance of 306.34 feet to a point; Thence, South 38 degrees 42 minutes 51 seconds West, a distance of 28.09 feet to a point: Thence, South 42
degrees 42 minutes 30 seconds West, a distance of 76.47 feet to a point; Thence, South 09 degrees 35 minutes 41 seconds West. a distance of 240.61 feet to a point, also being the southwest corner of tract #2; Thence, South 09 degrees 35 minutes 41 seconds West, a distance of 122.97 feet to a point; Thence, South 15 degrees 48 minutes 18 seconds West a distance of 76.51 feet to a point; Thence, South 30 degrees 05 minutes 15 seconds West, a distance of 98.42 feet to a point; Thence, South 39 degrees 54 minutes 02 seconds West, a distance of 71 .45 feet to a point: Thence, South 45 degrees 44 minutes 55 seconds West, a distance of 88.75 feet to a point: Thence, South 50 degrees 59 minutes 21 seconds West, a distance of 131.50 feet to a point; Thence, South 62 degrees 08 minutes 45 seconds West, a distance or 126.89 feet to a point; Thence, South 18 degrees 15
minutes 35 seconds West, a distance of 288.61 feet lo a point; Thence, North 53 degrees 49 minutes 48 seconds West, a distance of 62.20 feet to a point; Thence. North 18 degrees 15 minutes 35 seconds East, a distance of 236.81 feet to a point; Thence, North 62 degrees 08 minutes 45 seconds East, a distance of 132.58 feet to a point; Thence, North 62 degrees 08 minutes 45 seconds East, a distance of 56.94 feet to a point; Thence, North 50 degrees 59 minutes 21 seconds East, a distance of 128.63 feet to a point; Thence, North 45 degrees 44 minutes 55 seconds East, a distance of 86.81 feet to a point; Thence, North

39 degrees 54 minutes 02 seconds East, a distance of 48.11 feet to a point, also being the northwest corner of Tract # 4; Thence, North 39 degrees 54 minutes 02 seconds East, a distance of 20.60 feet to a point; Thence, North 30 degrees 05 minutes
15 seconds East, a distance of 94.20 feet to a point; Thence, North 15 degrees 48 minutes 18 seconds East, a distance of 72.92 feet to a point; Thence, North 09 degrees 35 minutes 41 seconds East, a distance of 368.44 feet to a point; Thence, North 42 degrees 42 minutes 30 seconds East, a distance of 81.72 feet to a point; Thence, North 38 degrees 42 minutes 20 seconds East, a distance of 23.22 feet to a point; Thence, North 15 degrees 28 minutes 32 seconds East, a distance of 302.00 feet to a point in the right of way of Brick Church Pike; Thence, with the right of way with a curve with a delta angle of 04 degrees 13 minutes 37 seconds. with a radius of 271.18 feet, a chord bearing of South 75 degrees 10 minutes 29 seconds East, a distance of 20.00 feet to the point of beginning.

Subject to: (Tract 2 Septic Area)

Beginning at a point in the westerly right of way of Brick Church Pike, also being the northeast corner of the Dickens Property as described by Instrument # 200305130064474; Thence, South 13 degrees 33 minutes 06 seconds East, a distance of 115.59 feet to the true point of beginning of the described septic area hereon; Thence, South 62 degrees I0 minutes 38 seconds East, a distance of 11.50 feet to a point; Thence, South 50 degrees 44 minutes 21 seconds East, a distance of 21.03 feet to a point; Thence, South 48 degrees 08 minutes 10 seconds East, a distance of 57.99 feet to a point; Thence, South 36 degrees 45 minutes 17 seconds East, a distance of 42.14 feet to a point; Thence, South 24 degrees 10 minutes 20 seconds East, a distance of 26.92 feet to a point; Thence, South 23 degrees 37 minutes 44 seconds East, a distance of 31.40 feet to a point; Thence, South 85 degrees 07 minutes 56 seconds West a distance of 161.82 feet to a point; Thence, North 40 degrees 42 minutes 06 seconds East, a distance of 56.63 feet to a point; Thence, North 04 degrees 03 minutes 38 seconds West, a distance of 100.44 feet to a point; Thence, North 40 degrees 41 minutes 36 seconds East, a distance of 19.88 feet to the true point of beginning containing 0.303 acres more or less.

Subject to: (Tract 3 Septic Area)

Beginning at a point in the westerly right of way of Brick Church Pike, also being the northwest corner of the Barnes Property as described in Deed Book 9608, Page 594. Thence, North 43 degrees 41 minutes 05 seconds West, a distance of 158.76 feet to the true point of beginning of the described septic area hereon: Thence, North 04 degrees 52 minutes 04 seconds West, a distance of 81.24 feet to a point; Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 162.48 feet to a point; Thence, South 04 degrees 52 minutes 04 seconds East, a distance of 81.24 feet to a point; Thence, North 85 degrees 07 minutes 56 seconds East, a distance of 162.48 feet to the true point of beginning containing 0.303 acres more or less.

Subject to: (Tract 4 Septic Area)

Beginning at a point in the westerly right of way of Brick Church Pike, also being the northwest corner of the Barnes Property as described in Deed Book 9608, Page 594: Thence, North 75 degrees 15 minutes 25 seconds West, a distance of 63.93 feet to the true point of beginning of the described septic area hereon; Thence, North 04 degrees 52 minutes 04 seconds West, a distance of 81.24 feet to a point; Thence, South 85 degrees 07 minutes 56 seconds West a distance of 162.48 feet to a point; Thence, South 04 degrees 52 minutes 04 seconds East, a distance of 81.24 feet to a point: Thence, North 85

degrees 07 minutes 56 seconds East, a distance of 162.48 feet to the true point of beginning containing 0.303 acres more or less.

Subject to: (Tract 5 Septic Area)

Beginning at a point in the westerly right of way of Brick Church Pike, also being the northwest corner of the Barnes Property as described in Deed Book 9608, Page 594; Thence, South 71 degrees 23 minutes 18 seconds West a distance of 55.74 feet to the true point of beginning of the described septic area hereon; Thence, North 03 degrees 32 minutes 39 seconds West, a distance of 13.76 feet to a point; Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 153.89 feet to a point; Thence, South 01 degrees 49 minutes 51 seconds West, a distance of 159.60 feet to a point; Thence, South 84 degrees 41 minutes 23 seconds East, a distance of 30.32 feet to a point; Thence, North 14 degrees 41 minutes 58 seconds East, a distance of 44.88 feet to a point; Thence, North 34 degrees 38 minutes 08 seconds East, a distance of 96.91 feet to a point; Thence,
North 87 degrees 25 minutes 10 seconds East, a distance of 30.31 feet to a point; Thence, North 41 degrees 03 minutes 28 seconds East, a distance of 49.25 feet to the true point of beginning containing 0.303 acres more or less.

Subject to: (Tract 3 Septic Easement Across Tract 2)

Beginning at a point along the east property line, also being the northeast corner of Tract 3 and the southeast corner of Tract 2; Thence, North 53 degrees 48 minutes 29 seconds West, a distance of 41.82 feet to the true point of beginning of the described easement hereon: Thence, North 01 degrees 49 minutes 51 seconds East, a distance of 290.71 feet to a point; Thence, North 04 degrees 52 minutes 01 seconds West. a distance of 102.24 feet to a point: Thence, North 85 degrees 07 minutes 56 seconds East, a distance of 144.18 feet to a point; Thence, North 04 degrees 52 minutes 04 seconds West, a distance of 101.24 feet to a
point; Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 182.48 feet to a point; Thence, South 04 degrees 52 minutes 04 seconds East, a distance of 101.24 feet to a point; Thence, North 85 degrees 07 minutes 56 seconds East, a distance of 23.30 feet to a point; Thence, South 04 degrees 52 minutes 04 seconds East, a distance of 101.30 feet to a point; Thence,
South 01 degrees 49 minutes 51 seconds West, a distance of 279.52 feet to a point; Thence, South 53 degrees 48 minutes 29 seconds East, a distance of 18.17 feet to the true point of beginning containing 0.0557 acres more or less.

Subject to: (Tract 4 Septic Easement Across Tract 2)

Beginning at a point along the east property line, also being the northeast corner of Tract 3 and the southeast comer of Tract 2; Thence, North 53 degrees 48 minutes 29 seconds West, a distance of 26.04 feet to the true point of beginning of the described easement hereon: Thence, North 32 degrees 54 minutes 25 seconds East, a distance of 5.77 feet to a point: Thence, North 01 degrees 49 minutes 51 seconds East, a distance of 296.43 feet to a point; Thence, North 85 degrees 07 minutes 56 seconds East, a distance of 167.38 feet to a point; Thence, North 04 degrees 52 minutes 04 seconds West, a distance of 101.24 feet to a point; Thence, South 85 degrees 07 minutes 56 seconds West a distance of 182.48 feet to a point; Thence, South 04 degrees 52 minutes 04 seconds East, a distance of 101.24 feet to a point; Thence, South 01 degrees 49 minutes 51 seconds West a distance of 290.50 feet to a point; Thence, South 32 degrees 54 minutes 25 seconds West, a distance of 0.74 feet to a point; Thence, South 53

degrees 48 minutes 29 seconds East, a distance of 15.02 feet to the true point of beginning containing 0.526 acres more or less.

Subject to: (Tract 5 Septic Easement Across Tract 2)

Beginning at a point along the east property line, also being the northeast corner of Tract 3 and the southeast corner of Tract 2: Thence, North 53 degrees 48 minutes 29 seconds West, a distance of 10.02 feet to the true point of beginning of the described easement hereon; Thence, North 32 degrees 54 minutes 25 seconds East, a distance of 11.14 feet to a point; Thence, North 01 degrees 49 minutes 51 seconds East, a distance of 121.25 feet to a point; Thence, South 84 degrees 41 minutes 23 seconds East, a distance of 33.27 feet to a point; Thence, North 14 degrees 41 minutes 58 seconds East, a distance of 51.60 feet to a point;
Thence, North 34 degrees 38 minutes 08 seconds East, a distance of 90.19 feet to a point; Thence, North 87 degrees 25 minutes I0 seconds East, a distance of 29.63 feet to a point; Thence, North 41 degrees 03 minutes 28 seconds East, a distance of 57.64 feet to a point; Thence, North 03 degrees 32 minutes 39 seconds West, a distance of 28.04 feet to a point; Thence, South 85 degrees 07 minutes 56 seconds West, a distance of 173.11 feet to a point; Thence, South 01 degrees 49 minutes 51 seconds West, a distance of 295.82 feet to a point; Thence, South 32 degrees 54 minutes 25 seconds West, a distance of 6.11 feet to a point; Thence, South 53 degrees 48 minutes 29 seconds East, a distance of 15.02 feet to the true point of beginning containing 0.489 acres more or less.

Subject to 10' utility easement as shown on said survey.
Subject to 20' P.U.D easement as shown on said survey.

Being the same property conveyed to Carrie Leigh Hardy by Deed dated January 10, 2017, from Joel H. McClanahan recorded January 17, 2017, in Instrument Number 20170117-0005040, in the Official Records of Davidson County, Tennessee.

Tract 2:

Being a Tract or land situated in the 10th Council District of Davidson County, Tennessee, being a portion of the Deanna C. & Jeremy Vandivier property, as of record in DB- 20180703 0064400, on file at the Register's Office for Davidson County, Tennessee, being generally described as North of Hitt Lane and South and West of Brick Church Pike, and being more particularly described as follows: Beginning at a New Iron Pin (1/2" capped rebar stamped "Vande Survey", typical for this description) in the easterly margin of a 20 foot ingress egress easement, said pin also being in the westerly line of the Carrie Leigh Hardy Property (DB-20170117 0005040), said pin also being the northeast corner of said Vandivier property and the northeast corner of the herein tract described, said pin also having Tennessee State Plane Coordinates of Northing 728125.56, Easting 1752861.99; Thence, with said easement and the common line of said Vandivier and said Hardy properties the next 3 calls:

South 38 degrees 42 minutes 51 seconds West for a distance of 28.09 feet:
South 42 degrees 42 minutes 30 seconds West for a distance of 76.47 feet to an Old Iron Pin (1/2" rebar);

South 09 degrees 35 minutes 41 seconds West for a distance of 22.63 feet to a New Iron Pin; Thence leaving said Hardy property and crossing said easement and said Vandivier property on new severance lines the next two calls: North 76 degrees 22 minutes 50 seconds West for a distance of 35.13 feet to a New Iron Pin: North 13 degrees 00 minutes 45 seconds West for a distance of 95.00 feet to a New Iron Pin in the north line of said Vandiver property and a south line of the Kathy E. Greer property (DB-20080402 0032972), being the northwest corner of the herein tract described:
Thence, leaving said new severance line and with the common line of said Vandivier and said Greer properties, South 89 degrees 48 minutes 57 seconds East for a distance of 128.74 feet to the point of

beginning. Subject tract contains 7,418 square feet or 0.17 acres, more or less. Subject to covenants, easements, rights-of-way and restrictions of record and not of record.

Being the same property conveyed to Denico Autry, an unmarried man, by Warranty Deed from Carrie Leigh Hardy, of record in Instrument No. 20210728-0101775, in the Register's Office of Davidson County, Tennessee, dated July 20, 2021, and recorded on July 28, 2021.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which are assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Easement recorded in Instrument No. 20080402-0032971.
5. Easement recorded in Instrument No. 20101220-0101027.
6. Agreement of record at Instrument No. 20200909-0102547
7. Greenbelt Application of record at Instrument Nos. 20080425-0042222, 20090319-0024662, and 20090319-0024663.

Tennessee Certification of Electronic Document

I, George Mudter, 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 12/19/24 (date of document).

Affiant Signature

1/2/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027