Karen Johnson Davidson County
Batch # 1224573 DEEDWARR
01/08/2025 09:39:02 AM 4 pgs
Fees: $33.00 Taxes: $133.20
20250108-0001572

Name and Address of New Owner and Tax Bills:
Edmund Dabney Hadley, III
130 Cattle Gap Lane Joelton, TN 37080

This Instrument Prepared By and Requested By:
William M. Johnson
Governors Land and Title
664 Sango Road Clarksville, TN 37043

Map & Parcel No: 009-00-0-024.00

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, **Kenneth Dale Williams, a married person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Edmund Dabney Hadley, III, a married person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

SITUATED IN THE 1st CIVIL DISTRICT OF DAVIDSON COUNTY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN SET IN THE SOUTHWEST RIGHT OF WAY LINE OF WHITE CREEK PIKE, SAID IRON PIN BEING LOCATED 340' SOUTHEAST OF THE INTERSECTION OF WHITE CREEK PIKE AND GREENBRIER ROAD; THENCE WITH SAID SOUTHEAST LINE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 310.60 FEET WITH A RADIUS OF 4888.47 FEET WITH A CHORD BEARING OF S 46 degrees 53'05" E, WITH A CHORD LENGTH OF 310.55 FEET TO A 1/2" IRON PIN FOUND; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE WYATT PROPERTY, AS FOLLOWS: S 85 degrees 05'51" W A DISTANCE OF 49.94 FEET TO A PK NAIL FOUND IN TREE; THENCE N 88 degrees 52'01" W A DISTANCE OF 282.82 FEET TO A 3/4" ROD FOUND; THENCE WITH THE RINGEMANN PROPERTY N 26 degrees 38'41" E A DISTANCE OF 235.99 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.835 ACRES, MORE OR LESS. Survey by Kenneth A. Bau, Tennessee No. 2019, dated December 20, 2024, Young - Hobbs and Associates, 1202 Crossland Avenue, Clarksville, TN 37040, (931) 645-2524, Job No. 201-24.

THIS DESCRIPTION AND PROPERTY IS SUBJECT TO VALID AND ENFORCEABLE EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD OR IN EXISTENCE.

Being the same property conveyed to Dorris W. Williams by Warranty deed from Lee Chambliss, unmarried of record in Book 4297, page 277, Register's Office for Davidson County, Tennessee, dated December 31, 1968 and recorded on December 31, 1968. The said Dorris W. Williams having since died.

Being the same property conveyed to Kenneth Dale Williams by Quitclaim Deed and Affidavit

of Heirship deed from Heirs of Dorris Windell Williams, deceased of record in Instrument No. 20160210-0012917 Register's Office for Davidson County, Tennessee, dated February 02, 2016 and recorded on February 10, 2016. Affidavit of Heirship of record in Instrument No. 20250108 0001571 Register's Office of Davidson County, Tennessee. Patricia Williams, spouse of Kenneth Dale Williams, is not joining in the conveyance of subject property as it was not her homestead.

This property is known as **7675 Whites Creek Pike, Nashville, TN 37080**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 3rd day of January, 2025.

Kenneth Dale Williams (SEAL)
Kenneth Dale Williams

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 3rd day of January, 2025, before me personally appeared Kenneth Dale Williams, 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 3rd day of January, 2025.

Notary Signature
My commission expires: 6-24-28

WILLIAM M. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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 $36,000.00, 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
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 3rd day of January, 2025.

Notary Signature
My commission expires: 6-24-28

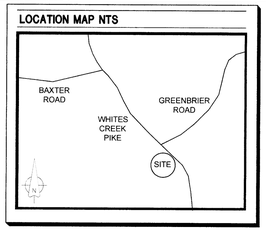
WILLIAM M. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

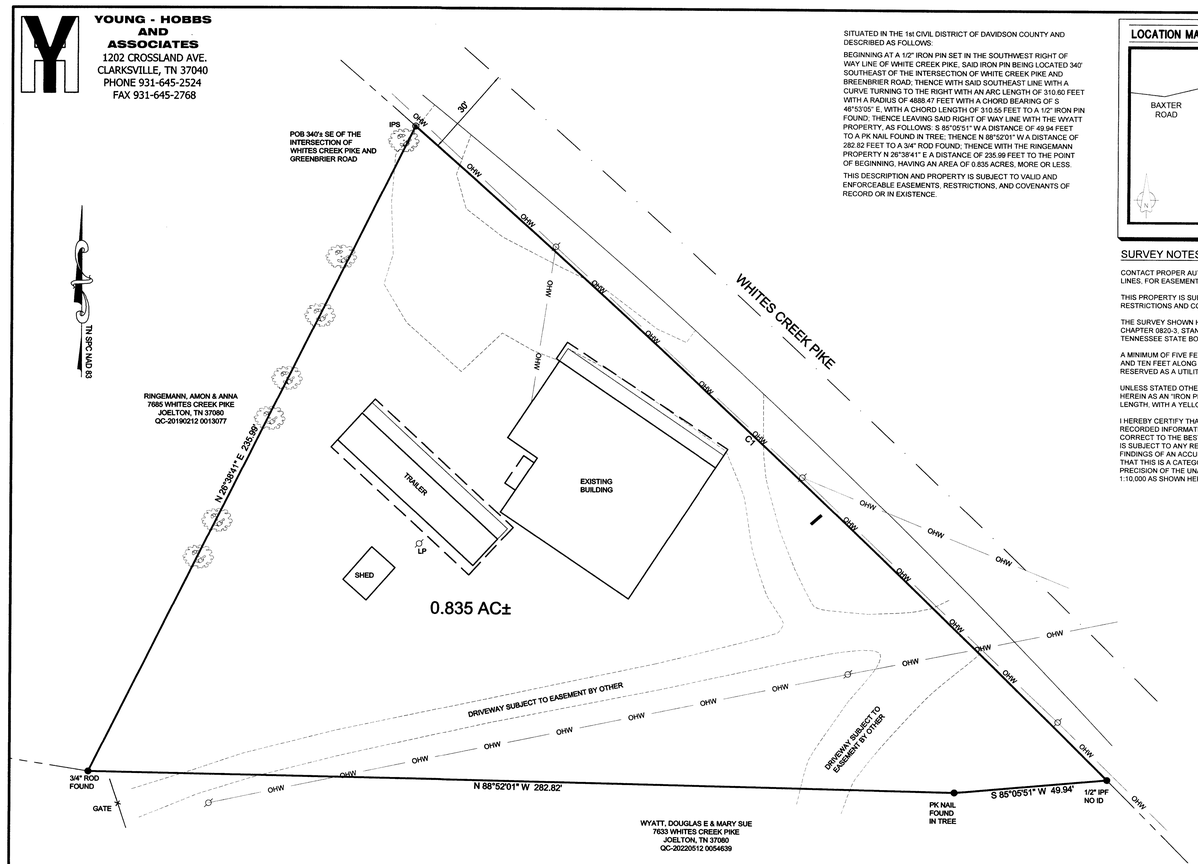
YOUNG - HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE 931-645-2524
FAX 931-645-2768

SITUATED IN THE 1st CIVIL DISTRICT OF DAVIDSON COUNTY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN SET IN THE SOUTHWEST RIGHT OF WAY LINE OF WHITE CREEK PIKE, SAID IRON PIN BEING LOCATED 340' SOUTHEAST OF THE INTERSECTION OF WHITE CREEK PIKE AND BREENBRIER ROAD; THENCE WITH SAID SOUTHEAST LINE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 310.60 FEET WITH A RADIUS OF 4888.47 FEET WITH A CHORD BEARING OF S 46°53'05" E, WITH A CHORD LENGTH OF 310.55 FEET TO A 1/2" IRON PIN FOUND; THENCE LEAVING SAID RIGHT OF WAY LINE WITH THE WYATT PROPERTY, AS FOLLOWS: S 85°05'51" W A DISTANCE OF 49.94 FEET TO A PK NAIL FOUND IN TREE; THENCE N 88°52'01" W A DISTANCE OF 282.82 FEET TO A 3/4" ROD FOUND; THENCE WITH THE RINGEMANN PROPERTY N 26°38'41" E A DISTANCE OF 235.99 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.835 ACRES, MORE OR LESS.

THIS DESCRIPTION AND PROPERTY IS SUBJECT TO VALID AND ENFORCEABLE EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD OR IN EXISTENCE.





SURVEY NOTES:

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES. FOR EASEMENT WIDTH AND RESTRICTIONS.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAY, RESTRICTIONS AND CONVEYANCES OR RECORD OR IN EXISTENCE.

THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 0820-3, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

A MINIMUM OF FIVE FEET ALONG THE INSIDE OF ALL SIDE LOT LINES AND TEN FEET ALONG THE INSIDE OF ALL REAR LOT LINES IS RESERVED AS A UTILITY AND/OR DRAINAGE EASEMENT.

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 1/2" DIAMETER REBAR, 18" IN LENGTH, WITH A YELLOW PLASTIC CAP STAMPED "YOUNG HOBBS".

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE RECORDED INFORMATION SHOWN, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. (THIS LOT IS SUBJECT TO ANY RELATED RECORDED MATTERS AND THE FINDINGS OF AN ACCURATE TITLE SEARCH) AND I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS BETTER THAN 1:10,000 AS SHOWN HEREON.



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	310.60'	4888.47'	S 46°53'05" E	310.55'

LEGEND

- IRON PIN SET (IPS)
- IRON PIN FOUND, AS NOTED
- UTILITY POLE
- PROPERTY LINE
- FENCE LINE
- OHW — OVERHEAD WIRE
- AS PER DEED/MAPS
- CENTERLINE

0 20 40 60
Graphic Scale 1"=20'

BOUNDARY SURVEY OF THE KENNETH BALE WILLIAMS PROPERTY: 7675 WHITES CREEK PIKE

BEING RECORDED IN INSTR. 20160210-0012917, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, 01ST CIVIL DISTRICT PARCEL 00900002400

2			
1			KAB
REV #1	DATE	COMMENTS	BY
DRAWN BY: K. BAU		APPROVED BY: K BAU	
FIELD DATE:12/20/2024		OFFICE DATE: 12/20/2024	JOB# 201-24