Karen Johnson
Batch # 1226575
01/15/2025 10:36:52 AM
Fees: $23.00 Taxes: $370.00
Davidson County
DEEDWARR
4 pgs
20250115-0003197

WARRANTY DEED

J MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No.: 2024.0212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
David Szewczuk		009-00-0-143.00
(NAME)	(NAME)	
0 Wilkinson Road		
(ADDRESS)	(ADDRESS)	
Joelton TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Thousand And No/100 Dollars ($100,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, JANICE MCCLANAHAN, AN UNMARRIED WOMAN HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID SZEWCZUK, AN UNMARRIED MAN, 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:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑ property, known as 0 Wilkinson Road, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness our hands this 10th day of December, 2024.

Janice McClanahan

Janice McClanahan

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, the within named Janice McClanahan, the bargainor with whom I am personally acquanited, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instument for the purposes therin contanied.

MBellotte

Notary Public

Affix stamp/seal: 3/25/25

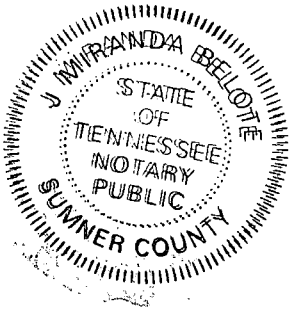


EXHIBIT "A"

Land in the First Councilmatic District of Davidson County, Tennessee, known as Tract No. 2 per a survey by C. E. Greek, III, License No. 3536, dated July 15, 1974, and being more particularly described as follows:

TRACT NO. 2: Beginning at a point this point being an iron spike driven in the center of the culvert on Wilkinson Road approximately on the centerpoint of the road, this point being approximately 3867 feet north of the intersection of Morgan Road and Wilkinson Road from this point following the approximate centerline of Wilkinson Road the following 8 calls: N 59 degrees 40' W 245.83 feet to an iron spike; thence N 30 degrees 2' W 160.53 feet to an iron spike; thence 9 degrees 56' W 277.86 feet to an iron spike; thence N 0 degrees 22' W 92.53 feet to an iron spike; thence N 1 degrees 20' E 104.24 feet to and iron spike; thence N 25 degrees 53' West 92.82 feet to and iron spike; thence N 32 degrees 20' W 153.45 feet to and iron spike; thence generally northeast along a stream of water in an irregular line through three iron pins 408.28 feet to and iron pin; thence N 80 degrees 52' E 86.12 feet to an iron pin; thence N 63 degrees 34' E 132.00 feet to and iron pin; thence N 76 degrees 42' E 250.22 feet to an iron pin; thence N 87 degrees 45' E 131.71 feet to a large iron pipe; thence South 12 degrees 49' W 585.94 feet bounded by the D. Davenport property to a large iron pipe; thence the following 4 calls bounded by the W.K. Jones property: S 1 degree 48' E 441.72 feet to an iron pin; thence S 9 degrees 44' W 288.54 feet to an iron pin beside a large oak; thence N 84 degrees 17' W 233.82 feet to a point in the centerline of branch; thence S 18 degrees 1' W 53.00 feet to an iron spike in the center of a culvert this point being the point of beginning, and containing 17.32 acres, more or less.

INCLUDED in the above description but excluded there from is a portion of said property conveyed to William K. Jones, Jr. and wife, by deed of record Book ____, Page _____, Register's Office for said County, and being more particularly described as follows:

Land in the First Councilmatic District of Davidson County, Tennessee, described according to a survey by Southern land & Associates, Inc., dated August 2, 1978, and described as follows:

Beginning at an iron spike in center culvert on the northerly margin of Wilkinson Road; thence along said margin North 59 degrees 40' West 245.83 feet to an iron spike; thence North 68 degrees 39' 54" East 548.50 feet to an iron pin; thence South 9 degrees 44' West 288.54 feet to an iron pin; thence North 87 degrees 17' West 233.82 feet to a point in branch; thence South 18 degrees 01' West 53.00 feet to the point of beginning, containing 1.871 acres, more or less.

INCLUDED in the above description but excluded there from is a portion of said property, by deed of record in Book 7924, Page 699, Register's Office for said County, and being more particularly described as follows:

BEGINNING at an iron pin in the east margin of Wilkinson Road, same being the northwest corner of this tract and the southwest corner of George L. Huffman; thence leaving road with line of Huffman North 58 degrees 15 minutes 55 seconds East 104.45 feet to an iron pin at a metal post; thence North 29 degrees 44 minutes 35 seconds East 139.24 feet to an iron pin at a metal post; thence North 72 degrees 41 minutes 45 seconds East 110.57 feet to an iron pin at a metal post; thence North 21 degrees 03 minutes 05 seconds East 34.83 feet to an iron pin at a metal post; thence with line of Thomas M. Black North 81 degrees 00 minutes 15 seconds East 85.67 feet to an iron pin; thence severing the McClanahan property south 5 degrees 22 minutes 15 seconds East 765.75 feet to an iron pin; thence South 88 degrees 51 minutes 10 seconds West 298.35 feet to an iron pin in the east margin of Wilkinson Road; thence with said margin North 10 degrees 20 minutes 30 seconds West 99.56 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 14 degrees 54 minutes 14

seconds, a radius of 241.69 feet, a tangent length of 31.61 feet, and a chord of North 2 degrees 53 minutes 25 seconds West 62.69 feet; thence along said curve an arc length of 62.87 feet to a point, same being point of curvature of a curve proceeding counter—clockwise, having a deflection angle of 44 degrees 35 minutes 30 seconds, a radius of 488.69 feet, a tangent length of 200.38 feet, and a chord of North 17 degrees 44 minutes 05 seconds West 370.80 feet; thence along said curve an arc length of 380.33 feet to the point of beginning containing 5.01 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, dated June 19, 1989.

Being the same property conveyed to Joel H. McClanahan and wife, Janice W. McClanahan by Warranty Deed from James M. Heatherly and wife, Sue Riggs Heatherly, dated September 12, 1980, and recorded September 15, 1980 in Book 5650, Pages 788, Register's Office for Davidson County, Tennessee.

The Joel H. McClanahan having since died on September 6,2024 vesting his interest to his wife, Janice W. McClanahan as surviving tenant by the entirety.