RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-27155-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1232726 DEEDWARR
01/31/2025 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,145.63
20250131-0007651

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 579,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of Jan, 202 3

NOTARY PUBLIC

My commission expires August 31, 2027

MARTHA E. BERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY EXPIRES AUGUST 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerry & Janet Harthun 8120 Jackman Road Joelton, TN 37080	Same address as new owner	009-00-0-228.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($ 579,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **John Williams, a single man, and Jessica Moore, a single woman**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Kerry W. Harthun and Janet L. Harthun, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING A CERTAIN PARCEL OR TRACT OF LAND LYING IN THE 1st COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, PRESENTLY IDENTIFIED AS PARCEL ID: 00900022800 (8120 JACKMAN RD) ON THE DAVIDSON COUNTY TAX MAPS. SAID PROPERTY IS BOUNDED ON THE NORTH BY SAMMY AND TAMMY ADCOCK (PARCEL ID: 00900000400; 8100 JACKMAN RD); ON THE EAST BY THE CENTERLINE OF JACKMAN ROAD; ON THE SOUTH BY JENNA CONWAY (PARCEL ID: 00900020000; 8152 JACKMAN RD) AND CANDACE O'BRIEN (PARCEL ID: 00900000300; 8186 JACKMAN RD); AND ON THE WEST BY RALPH EUGENE SMITH, JR. (PARCEL ID: 00900025300; 8188 JACKMAN RD); SAID PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF JACKMAN ROAD, SAID POINT BEING THE NORTHEAST CORNER OF CONWAY, IN DB-20180419-0036935 R.O.D.C. (PARCEL ID: 00900020000), AND THE SOUTHERLY-MOST CORNER OF HEREIN-DESCRIBED TRACT. THENCE, LEAVING THE CENTERLINE OF JACKMAN ROAD AND ALONG THE NORTH LINE OF CONWAY (SEE NOTE BELOW), N 40°14'42" W, FOR A DISTANCE OF 265.00 FEET PASSING THROUGH (2) EXISTING OLD T-POSTS TO AN OLD WOOD CIRCULAR FENCE POST NEAR CORNER OF SMALL SHED; THENCE, LEAVING THE NORTH LINE OF CONWAY AND ALONG THE EAST LINE OF O'BRIEN, IN DB-20170922-0097272 R.O.D.C. (PARCEL ID: 00900000300), N 29°50'05" E, FOR A DISTANCE OF 101.86 FEET TO AN IRON ROD FOUND AT THE BASE OF OLD WOOD CIRCULAR FENCE POST; THENCE, LEAVING THE EAST LINE OF O'BRIEN AND WITH THE NORTH LINE OF O'BRIEN, N 64°43'27" W, FOR A DISTANCE OF 140.74 FEET GENERALLY FOLLOWING AN OLD BARBED WIRE FENCE TO AN OLD WOOD CIRCULAR FENCE POST; SAID POST BEING THE NORTHWESTERLY CORNER OF O'BRIEN AND THE MOST WESTERLY CORNER OF HEREIN DESCRIBED TRACT. THENCE, LEAVING THE NORTH LINE OF O'BRIEN AND ALONG THE EAST LINE OF SMITH, JR., IN DB-20200624-0067932 R.O.D.C. (PARCEL ID: 00900025300), N 34°51'05" E, FOR A DISTANCE OF 712.11 FEET GENERALLY FOLLOWING AN OLD BARBED WIRE FENCE TO AN OLD WOOD CIRCULAR FENCE POST; SAID POST BEING THE MOST EASTERLY CORNER OF SMITH, JR. AND THE MOST NORTHERLY CORNER OF HEREIN DESCRIBED TRACT; THENCE, LEAVING SMITH, JR. EAST LINE AND ALONG THE SOUTH LINE OF SAMMY ADCOCK, IN QC-20190320-0025311 R.O.D.C. (PARCEL ID: 00900000400), S 24°06'06" E, PASSING THROUGH AND OLD WOOD CIRCULAR FENCE POST WITH BARBED WIRE AT 359.72 FEET IN ALL 463.16 FEET TO A POINT IN THE CENTERLINE OF JACKMAN ROAD; SAID POINT BEING THE NORTH EASTERLY POINT OF HEREIN DESCRIBED TRACT; THENCE, LEAVING THE SOUTH LINE OF SAMMY ADCOCK AND ALONG THE CENTERLINE OF JACKMAN ROAD FOR THE FOLLOWING TWO CALLS: S 34°02'30" W, FOR A

DISTANCE OF 570.62 FEET TO A POINT; THENCE, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1511.47 FEET, AN ARC LENGTH OF 48.91 FEET, A DELTA ANGLE OF 1°51'14", A CHORD BEARING OF S 36°09'08" W., AND A CHORD DISTANCE OF 48.91 FEET TO THE POINT OF BEGINNING, AND CONTAINING 264,170.016 SQUARE FEET, OR 6.065 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY BROTHERTON LAND SURVEYING, RLS #2850, 10/1/2020.

PROPERTY IS SUBJECT TO A PROPERTY LINE AGREEMENT BETWEEN JENNA CONWAY (PARCEL ID: 00900020000), AND FORMER OWNERS, SAMMY & TAMMY ADCOCK (PARCEL ID: 00900022800, HEREIN-DESCRIBED TRACT). COMMON PROPERTY LINE BETWEEN BOTH OWNERS BEING THE NORTH LINE OF CONWAY AND SOUTH LINE OF ADCOCK WAS AGREED TO RUN FROM A POINT IN THE CENTERLINE OF JACKMAN ROAD THROUGH (2) EXISTING T-POSTS TO AN OLD WOOD CIRCULAR FENCE POST NEAR CORNER OF SMALL SHED AS DESCRIBED ABOVE.

Being the same property conveyed to John Williams, a single man, and Jessica Moore, a single woman, as tenants in common with right of survivorship, from Sammy Ray Adcock and wife, Tammy Diane Adcock, by Warranty Deed dated October 9, 2020 and recorded October 13, 2020 in Instrument #20201013-0118991, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 8120 Jackman Road, Joelton, TN 37080

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 30 day of January, 2025

GRANTOR(S)

John Williams

Jessica Moore

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, John Williams and Jessica Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of January 2025

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

Notary Public

Martha E Berry

Printed Notary Name

My commission expires: August 31, 2027

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 January 30, 2025.

Date: January 30, 2025

State of Tennessee
County of Cheatham

Sworn to and subscribed before me this January 30, 2025.



Notary Public
My Commission Expires: 7/25/26