WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF February, 2025.

Notary Public
COMMISSION EXPIRES: 12-5-2026

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1234848 DEEDWARR
02/06/2025 01:38:30 PM 2 pgs
Fees: $13.00 Taxes: $592.00
20250206-0009195

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul R. Odum	SAME	004 00 0 228.00
(NAME)	(NAME)	
3087 Brandau Road	SAME	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Kenneth Baxter, Sandra Randall, and Shelia Gad,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul R. Odum, a married man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in the 1st Council District of Davidson County, Tennessee, and a portion of that property conveyed to Fred and Evelyn Kay Baxter in DB 6814, PG 267 and DB 8930, PG 6 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 11/01/23 as follows:

Beginning at an existing iron pin in the northwesterly margin of Riley Adcock Road, said pin being a corner with Monica Dillard in QCD-20221018 0113768 R.O.D.C.T., and the most southeast corner of herein described tract, Thence now leaving said margin with said Dillard N 71°39'22" W, 828.50' to an existing iron pin; Thence now leaving said Dillard N 17°29'39" E, 267.01' to an existing iron pin; Thence S 71°39' 22" E, 838.50' crossing a gravel drive to an existing iron pin in a fence; Thence generally with said fence for the next three calls: S 05°08' 21" W, 90.00' to an existing iron pin; Thence S 11°15'48" W, 103.83' to an existing iron pin; Thence S 10°11' 28" W, 27.86' to an existing iron pin in the margin of Riley Adcock Road; Thence with said margin and a curve to the left having a radius of 379.51' and a cord bearing and cord of S 59°59°46" W, 65.22' and a length of 65.31' to the point of beginning containing 5.25 acres.

The above-described tract is subject to a 25' ingress/egress easement lying 25' west and parallel to the easterly line.

This conveyance includes all structural or other improvements on the property, including, without limitation, any structure that may at one time have been a mobile or portable structure.

Being the same property conveyed to Kenneth Baxter, Sandra Randall, and Shelia Gad, by Quitclaim Deed from Kenneth Baxter, Sandra Randall, and Shelia Gad of record in Instrument No. 20240212-0009631, dated February 12, 2024, recorded February 12, 2024, Register's Office Davidson County, Tennessee, and as to which Rodney T. Sullivan, as sole devisee of Evelyn Kay Baxter, deceased, conveyed any and all right, title and interest he may have otherwise had in the property to Kenneth Baxter, Sandra Randall, and Shelia Gad, by Quitclaim Deed dated December 17, 2024 and recorded on February 5, 2025 in Instrument No. 20250205-0008745 in said Register's Office. See Affidavit of Heirship of record in Instrument No. 20250205-0008746 and Affidavit of Heirs of record in Instrument No. 20250205-0008747 in said Register's Office.

Further being a part of the same property conveyed to Fred Baxter and wife, Evelyn Kay Baxter by Quitclaim Deed from Fred Baxter dated October 10, 2002 and recorded in Instrument No. 20021010-0124079 in the Register's Office for Davidson County, Tennessee. The said Fred Baxter and Evelyn Kay Baxter were subsequently divorced by Final Decree of Divorce entered in Case No. 17625 in the Circuit Court for Marion County, Tennessee, entered on August 10, 2009, nunc pro tunc to April 2, 2009, and recorded on May 31, 2023 in Instrument No. 20230531-0040993 in said Register's Office. Said Final Decree ordered the division of the property described in the foregoing Quitclaim Deed with Evelyn Kay Baxter to receive 12 acres and the pole barn on the property and Fred Baxter to receive the remaining 5 acres and trailer on the property. Said Final Decree ordered Fred Baxter to be responsible for the cost of a survey to divide the property as specified by the Final Decree and for Quitclaim Deeds to be executed by each party conveying to the other party the part of the property awarded to that party. Such a survey was not done contemporaneously nor were the Quitclaim Deeds. Fred Baxter died on February 26, 2013 leaving Kenneth Baxter, Sandra Randall, and Sheila Gad, his children and the Grantors herein, as his sole heirs at law. Evelyn Kay Baxter died on November 15, 2022 leaving a Last Will and Testament (the "Will") admitted to probate in Docket No. 23PR-116 in the Chancery Court for Coffee County, Tennessee. The Will devised and bequeathed all of her property to her son, Rodney T. Sullivan, which would include any interest she may have retained in the above-described property after the entry of the above-described Final Decree, which he subsequently conveyed to the Grantors herein in the above-referenced Quitclaim Deed.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property known as 8366 Riley Adcock Road, Joelton, TN 37080.

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. successors 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, successors 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 5 day of February, 2025.

Kenneth Baxter, Grantor

Sandra Randall, Grantor

Shelia Gad, Grantor

State of Tennessee

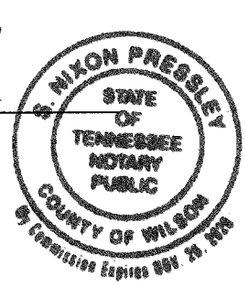
County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Kenneth Baxter, Sandra Randall, and Shelia Gad, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 5 day of February, 2025.

Commission Expires: 11/26/2028

Notary Public



Certificate of Authenticity

I, Anthony N. Greco, 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 the 5 day of **February**, 20**25**.

Anthony N. Greco, Affiant — **02/05/2025** Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 5 day of **February**, **2025**

Commission Expires: July 17, 2027

Notary Public



File No.: 7802-24
Warranty Deed Individual LES rev. 09-2018

202502060009195