Karen Johnson Davidson County
Batch # 1240097 DEEDWARR
02/24/2025 08 33 47 AM 4 pgs
Fees $23 00 Taxes $1,517 00
20250224-0013247

THIS INSTRUMENT PREPARED BY
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2024-1226

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TEN THOUSAND AND 00/100 DOLLARS ($410,000.00) cash in hand paid, the receipt of which is hereby acknowledged, SMITH FAMILY PARTNERSHIP NO. 2, A TENNESSEE GENERAL PARTNERSHIP ("the Grantor") has this day bargained and sold, and by these presents does transfer and convey unto CARLTON BASSETT AND WIFE, ELIZABETH BASSETT, AND KEVIN ANDERSON AND WIFE, JESSICA ANDERSON, their heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

Lying and being in the Ninth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod found on the north right of way of Charlotte Pike, said point being the southwest corner of the hereon described property and the southeast corner of the Smith property, thence; leaving the north right of way of Charlotte Pike and along the East line of the Smith property North 17 degrees 58 minutes 26 seconds West a total distance of 913.18 feet to a an iron rod found, thence; along the east lines of the Marlow and Duncan properties North 06 degrees 23 minutes 07 seconds East a total distance of 453.79 feet to a monument found, said point being the southeast corner of lot 7 of Deer Wood Estates, thence, along the east line of Lot 7 the following two (2) calls: North 08 degrees 32 minutes 05 seconds East a total distance of 448.36 feet to a monument found, thence; North 06 degrees 03 minutes 02 seconds East a total distance of 348.79 feet to a 30 inch beech tree found, said point being the northeast corner of Lot 7 and the southeast corner of Lot 6, thence; along the east lines of Lot 6 and Lot 5 Deer Wood Estates, the following two (2) calls· North 09 degrees 31 minutes 26 seconds East a total distance of 156.72 feet to a monument found, thence; North 06 degrees 39 minutes 09 seconds East a total distance of 745.46 feet to a an iron rod found., thence; leaving the east line of Lot 5 and along the common line of the Harris property the following five (5) calls: South 86 degrees 00 minute 19 seconds East a total distance of 267.47 feet to a an iron rod found, thence; South 00 degree 50 minutes 43 seconds West a total distance of 1344 50 feet to a an iron rod found, thence, South 22 degrees 46 minutes 52 seconds East a total distance of 995.38 feet to a an iron rod found, thence, South 48 degrees 25 minutes 56 seconds East a total distance of 103.72 feet to a an iron rod found, thence; South 11 degrees 55 minutes 49 seconds East a total distance of 212 63 feet to a an iron rod found, said point being the southeast corner of said property and on the north right of way of Charlotte Pike, thence; along the north right of way of Charlotte Pike South 58 degrees 47 minutes 28 seconds West a total distance of 53.37 feet to a an iron rod found, said point being the southeast corner of the Hood property, thence; leaving the north right of way of Charlotte Pike and along the common line of the Hood property the following seven (7) calls: North 15 degrees 54 minutes 02 seconds West a total distance of 82.18 feet to an elm tree found, thence; North 09 degrees 14 minutes 22 seconds West a total distance of 133.33 feet to an oak tree found, thence; North 49 degrees 39 minutes 16 seconds West a total distance of 46 83 feet to an elm tree found, thence, North 71 degrees 20 minutes 50 seconds West a total distance of 119 37 feet to an ash tree found, thence; South 69 degrees 22 minutes 04 seconds West a total distance of 304.50 feet to a an iron rod found, thence; South 18 degrees 69 minutes 42 seconds East a total distance of 163 49 feet to 3 inch beech tree found, thence; South 23 degrees 17 minutes 28 seconds East a total distance of 236.95 feet to a an iron rod found, said point being the southwest corner of the Hood property and on the north right of Way of Charlotte Pike, thence, along the north right of way of Charlotte Pike South 58 degrees 47 minutes 28 seconds West a total distance of 423.04 feet to the point of beginning, containing 1,370,398 9 square feet, 31.5 acres, more or less. According to survey by Crow Land Surveying, dated October 5, 2020.

Being the same property conveyed to The Smith Family Partnership No. 2 by deed from Paul W. Smith, as Executor of the Estate of Mary Edith Smith, dated October 27, 2010, and of record in Instrument No. 20101119-0092794, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Right-of-way of Charlotte Pike

2. The property described herein has been classified as forest land for tax assessment, levy and collection purposes and is subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of T.C.A. § 67-5-1001, et seq.

3. All matters shown survey by Crow Land Surveying, dated October 5, 2020

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' heirs and assigns, forever. And the Grantor covenants with the Grantees, that the Grantor is lawfully seized and possessed of the said land in Fee Simple, has a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2025 and as otherwise set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's successors and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of February, 2025.

SMITH FAMILY PARTNERSHIP NO. 2,
a Tennessee General Partnership

By: _____
Paul Wendell Smith, Jr., Partner

By: Wendy Wise
Wendy Wise, Partner

By: Elaine M. White
Michelle White, Partner

By: Mary Kauffman
Mary Kauffman, Partner

By: Robert A Smith Sandra M Smith POA
Robert Allen Smith, Partner

By: _____
Sandra M. Smith, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, notary public of the state and county aforementioned, personally appeared PAUL WENDELL SMITH, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of SMITH FAMILY PARTNERSHIP NO. 2, the within named bargainor, a Tennessee general partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

WITNESS MY HAND and official seal at office in said County this 14th day of February, 2025.

NOTARY PUBLIC

My commission expires: 11/27/2027

JOHN T. WAGSTER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 11/27/2027
COUNTY OF DICKSON

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, notary public of the state and county aforementioned, personally appeared WENDY WISE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of SMITH FAMILY PARTNERSHIP NO. 2, the within named bargainor, a Tennessee general partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

WITNESS MY HAND and official seal at office in said County this 14th day of February, 2025.

NOTARY PUBLIC

My commission expires: 7/18/2028

JORDAN B OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES JULY 18, 2028

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, notary public of the state and county aforementioned, personally appeared MICHELLE WHITE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of SMITH FAMILY PARTNERSHIP NO. 2, the within named bargainor, a Tennessee general partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner

WITNESS MY HAND and official seal at office in said County this 14th day of February, 2025.

NOTARY PUBLIC

My commission expires: 4/18/2028

KAITLIN SEALS
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 18, 2028
COUNTY OF DICKSON

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, notary public of the state and county aforementioned, personally appeared MARY KAUFFMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be partner of SMITH FAMILY PARTNERSHIP NO. 2, the within named bargainor, a Tennessee general partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

WITNESS MY HAND and official seal at office in said County this 14th day of February, 2025.

NOTARY PUBLIC

KAREN S SEALS STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES APRIL 18, 2028 COUNTY OF DICKSON

My commission expires: 4/18/2028

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, notary public of the state and county aforementioned, personally SANDRA M SMITH, AS ATTORNEY-IN-FACT FOR ROBERT ALLEN SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert Allen Smith, and who, upon oath, acknowledged Robert Allen Smith to be a partner of SMITH FAMILY PARTNERSHIP NO. 2, the within named bargainor, a Tennessee general partnership, and that such person on behalf of Robert Allen Smith, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person on behalf of Robert Allen Smith as partner

WITNESS MY HAND and official seal at office in said County this 14th day of February, 2025.

NOTARY PUBLIC

KAREN S SEALS STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES APRIL 18, 2028 COUNTY OF DICKSON

My commission expires: 4/18/2028

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $410,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

AFFIANT

Sworn to and subscribed before me this 14th day of February, 2025.

NOTARY PUBLIC

JORDAN B OSBORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES JULY 18, 2028

My commission expires 7/18/2028

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Map & Parcel No: 127-00-0-013.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
CARLTON BASSETT and wife, ELIZABETH BASSETT and
KEVIN ANDERSON and wife, JESSICA ANDERSON
845 Russleo Drive
Nashville, TN 37209