Karen Johnson Davidson County
Batch # 1265150 DEEDWARR
04/28/2025 08 32 29 AM 3 pgs
Fees $18 00 Taxes $333 00
20250428-0032152

This instrument prepared by:
Paul Allen England
P.O Box 458
Decaturville, Tennessee 38329

Address New Owner:	Send Tax Bills To:	Map-Parcel:
Mark Driver and Kevin Driver 7325 Middleburg Road Scotts Hill, Tennessee 38374	New Owner	162 00 0 131.00 162 00 0 205.00

STATE OF Tennessee)
COUNTY OF Decatur)

The actual consideration or value, whichever is greater, for this transfer is Ninety Thousand and NO/100 Dollars ($90,000.00).

AFFIANT

Sworn and subscribed before me this 22nd day of ~~February~~ April, 2025.

Notary Public

My Commission Expires: April 1, 2028

PAUL ALLEN ENGLAND STATE OF TENNESSEE NOTARY PUBLIC DECATUR COUNTY

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 sufficiency of which are hereby acknowledged, **MARGARET ANN DRIVER** (the "Grantor") has bargained and sold, and does hereby transfer and convey unto **CHARLES KEVIN DRIVER and MARK DARRELL DRIVER** (collectively, the "Grantee"), their heirs and assigns, the following tracts or parcels of real property located in the 12th Civil District of Davidson County, Tennessee, and described as follows:

Improved real properties commonly known as 1555 Bell Road, Antioch, Tennessee 37013, 535 Benzing Road, Antioch, Tennessee 37013 and a 2.023 feet wide strip of land from the easterly portion of 1559 Bell Road, Antioch, TN 37013 as shown on the survey attached to the prior deed of record.

The survey attached to the prior deed of record was prepared to reflect the boundary of the Properties as established in the Final Decree of the Second Circuit Court for Davidson County, Tennessee in Case No. 01D-1902 which was entered on August 12, 2002. Paragraph 10 of said Final Decree grants and conveys to Margaret Driver, 505 Benzing Road and 1555 Bell Road and it also conveyed to her a 20.23 foot strip of land off of the easterly portion of 1559 Bell Road in Antioch, TN as shown on the survey.

Being a certain parcel of land located in the 31st Councilmanic District of Nashville-Davidson County, Tennessee; and being further described as follows·

Beginning at an iron rod situated in the northerly margin of Bell Road; said iron being the southwest corner of the Southeast Church of Christ property as recorded in Book 4832 Page 496, in the Register's Office for Davidson County, Tennessee;
Thence, leaving the Southeast Church of Christ property and along the said margin of Bell Road in a northwesterly direction with a curve to the left having a radius of 1474.39' an arc length of 373.97' (chord = N 71°-05'-07" W - 372.97') to an iron rod;
Thence, leaving the said margin of Bell Road and along a new line N 07° 49'-44" E - 338.50' to an iron rod situated in the southerly margin of Benzing Road (15' from centerline);
Thence, along the said margin of Benzing Road S 86°- 14'-55" E - 20.23' to an iron rod;
Thence, S 87°-07'-58" E - 233.00' to a point;
Thence, in a southeasterly direction and with a curve to the right having a radius of 141.96' and arc length of 60.00' (chord = S 75°-01'-29" E - 59.56') to a point;
Thence, S 62°-54'-59" E - 21.54' to an iron rod;
Thence, leaving the said margin of Benzing S 03°- 13'-38" W- 13.30' to a concrete monument; said concrete monument being the northwest corner of the Tabaitha Heights Subdivision as recorded in Book 4754, Page 311, in the Register's Office of Davidson County, Tennessee;
Thence, with the westerly boundary line of the said Tabaitha Heights S 03°- 13'-38" W - 146.54' to a concrete monument; said concrete monument being the southwest corner of the said Tabaitha Heights;
Thence, S 03°-13'-32" W - 42.76' to an old iron rod;
Thence, S 03°-02'-53" W - 216. 10' to the Point Of Beginning.
Containing 3.01 Acres (131,183 square feet).

Being the same property conveyed to Margaret Ann Driver by Quitclaim Deed from Charles Albert Driver, of record in Instrument No. 20030409-0047512, in the Register's Office of Davidson County, Tennessee.

This deed was prepared without the benefit of a survey or title examination and therefore the preparer makes no representation as to the boundaries of the property or the validity of the title.

This conveyance is subject to the following: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

TO HAVE AND TO HOLD the said tracts or parcels of land, with appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 17th day of ~~February~~ March, 2025.

GRANTOR:

Margaret Ann Driver

MARGARET ANN DRIVER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, the within named **MARGARET ANN DRIVER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office, this 17th day of ~~February~~ March, 2025.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires October 17, 2026