Karen Johnson Davidson County
Batch# 1269344 DEEDWARR
05/06/2025 02:36:30 PM 5 pgs
Fees: $28.00 Taxes: $5,272.50
20250506-0035430

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,425,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6 DAY OF May, 2025.

NOTARY PUBLIC
My Commission expires: 7/27/26

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 25030008

Address of New Owner
Jonathan Kingham and Heather Applegate
3939 Glen Echo Lake Road
Ashland City, TN 37015

Send Tax Bills To:
Same

Tax Information:
038-00-0-058.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Norman L. Piper and Shirley A. Piper, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jonathan Kingham and Heather Applegate, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being the following described real estate situated in the First (1st) Council District of Davidson County, Tennessee, being a portion of that property which was conveyed to Norman L. Piper and wife, Shirley A. Piper, from Kenny Lee Trebbe and wife, Bonnie M. Trebbe, as recorded in Book 9089, Page 350, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a 5/8-inch rebar set in the east right-of-way of Eatons Creek Road, being located South 32 degrees 33 minutes East a distance of 78.3 feet from the centerline intersection of Eatons Creek Road and Little Marrowbone Road, said point being the northwest corner of Eaton Creek Farm LP (Book 8829, Page 908) and the southwest corner of the property described herein; thence leaving Eaton Creek Farm LP and running with said right-of-way, North 13 degrees 30 minutes 46 seconds West for a distance of 132.35 feet to a point in a curve to the right (Radius = 1350.00 feet, Length = 261.68 feet); thence running with said right-of-way and curve a chord bearing of North 07 degrees 21 minutes 37 seconds West for a chord distance of 261.27 feet to a 5/8-inch rebar set in the south line of Bruce Simpson (Book 6782, Page 906); thence leaving said right-of-way and running with the south line of Simpson for four (4) calls as follows: North 53 degrees 41 minutes 14 seconds East for a distance of 25.91 feet to a 3/4-inch iron rod found, South 84 degrees 49 minutes 08 seconds East for a distance of 136.95 feet to a 5/8-inch rebar set, North 21 degrees 13 minutes 14 seconds East for a distance of 255.30 feet to a 1/2-inch rebar found, North 24 degrees 12 minutes 21 seconds West for a distance of 159.13 feet to a 5/8-inch rebar set in the south line of Jayne Workman (Instrument No. 20051110-0136286); thence leaving Simpson and running with the south line Workman, South 85 degrees 24 minutes 20 seconds East for a distance of 584.68 feet to a 5/8-inch rebar set, being the southeast corner of Workman; thence running with the east lines of Workman and Adam Stenberg (Instrument No. 20160516-0048282), North 08 degrees

50 minutes 40 seconds East for a distance of 344.13 feet to a 10-inch hickory in a fence, being the northeast corner of Stenberg and the southeast corner of Tana Comer (Instrument No. 20000925-0094837); thence leaving Stenberg and running with the east lines of Comer (Instrument No. 20000925-0094837, and Book 11320, Page 590) and a fence for three (3) calls as follows: North 10 degrees 41 minutes 17 seconds East for a distance of 134.70 feet to a 5/8-inch rebar found, North 05 degrees 56 minutes 30 seconds East for a distance of 205.76 feet to a 1-inch pipe found, North 07 degrees 10 minutes 30 seconds East for a distance of 178.19 feet to a 1-inch pipe found, being the northeast corner of Comer (Book 11320, Page 590) and the southeast corner of Kenneth Nuckols (Book 11761, Page 416); thence leaving Comer and running with the east lines of Nuckols and Allyson Griffin (Instrument No. 20100929-0077539) and a fence, North 09 degrees 44 minutes 16 seconds East for a distance of 484.51 feet to a point in the creek, being the northeast corner of Griffin (Instrument No. 20100929-0077539) and the southeast corner of Allyson Griffin (Instrument No. 20100929-0077540); thence running with Griffin, North 09 degrees 44 minutes 16 seconds East for a distance of 500.50 feet to a 1/2-inch rebar found, being the northeast corner of Griffin, also being the southwest corner of James Ladieu (Book 10817, Page 500) and the northwest corner of the property described herein; thence leaving Griffin and running with the south line of Ladieu, South 81 degrees 33 minutes 45 seconds East for a distance of 833.36 feet to a 5/8-inch rebar found, being the southeast corner of Ladieu and the southwest corner of Emmett Lankford (Book 2902, Page 557); thence leaving Ladieu and running with the south line of Lankford, North 85 degrees 03 minutes 30 seconds East for a distance of 111.00 feet to a 5/8-inch rebar found, being the northwest corner of David Durocher (Instrument No. 20121011-0093405) and the northeast corner of the property described herein; thence leaving Lankford and running with the west line of Durocher and Eaton Creek Farm LP (Book 8829, Page 908), South 03 degrees 41 minutes 33 seconds West for a distance of 2651.80 feet to a 5/8-inch rebar set, being the southeast corner of the property described herein; thence running with the north line of Eaton Creek Farm LP, North 83 degrees 46 minutes 43 seconds West for a distance of 530.19 feet to a Mag Nail set in the center of a creek, being the southeast corner of Terry Arthur (Instrument No. 20010314-0024452); thence leaving Eaton Creek Farm LP and running with the east line of Arthur and the center of said creek for nine (9) calls as follows: North 21 degrees 52 minutes 15 seconds West for a distance of 46.02 feet, North 11 degrees 11 minutes 13 seconds West for a distance of 222.53 feet, North 03 degrees 45 minutes 50 seconds East for a distance of 152.76 feet, North 14 degrees 56 minutes 57 seconds East for a distance of 74.67 feet, North 29 degrees 29 minutes 51 seconds East for a distance of 96.43 feet, North 37 degrees 50 minutes 08 seconds East for a distance of 50.77 feet, North 51 degrees 32 minutes 35 seconds East for a distance of 66.76 feet to a Mag Nail set in the intersection of two creeks, North 29 degrees 11 minutes 23 seconds West for a distance of 418.34 feet, North 10 degrees 47 minutes 56 seconds West for a distance of 48.17 feet to a Mag Nail set in the center of the creek approximately 8.7 feet from the south edge of a concrete bridge, being the northernmost corner of Arthur; thence leaving said creek and running with the north line of Arthur and the south edge of Glen Echo Lake Road (private) for seven (7) calls as follows: South 71 degrees 33 minutes 40 seconds West for a distance of 40.08 feet, North 89 degrees 37 minutes 27 seconds West for a distance of 54.29 feet, South 68 degrees 17 minutes 38 seconds West for a distance of 37.81 feet, South 46 degrees 02 minutes 48 seconds West for a distance of 93.98 feet to a 5/8-inch rebar set, South 48 degrees 15 minutes 46 seconds West for a distance of 300.00 feet to a 1/2-inch rebar found, South 48 degrees 15 minutes 46 seconds West for a distance of 100.00 feet, South 35 degrees 15 minutes 47 seconds West for a distance of 100.00 feet to an axle found, being the westernmost corner of Arthur and the northwest corner of Alton Whittemore (Book 5206, Page 801); thence leaving Arthur and running with the west, south, and then east lines of Whittemore for three (3) calls as follows: South 23 degrees 18 minutes 39 seconds West for a distance of 224.60 feet to a 1-inch pipe found, South 59 degrees 03 minutes 21 seconds East 251.97 feet to a 5/8-inch rebar set, North 23 degrees 26 minutes 24 seconds East 233.16 feet to a 5/8-inch rebar set, being the northeast corner of Whittemore and a corner of Terry Arthur (Instrument No. 20010314-

0024452); thence leaving Whittemore and running with the west fine of Arthur for four (4) calls as follows: North 32 degrees 32 minutes 39 seconds East for a distance of 47.84 feet to a 5/8-inch rebar set, North 44 degrees 59 minutes 30 seconds East for a distance of 71.53 feet to a 1/2-inch rebar found, South 42 degrees 31 minutes 10 seconds East for a distance of 122.50 feet to a 1/2-inch rebar found, South 19 degrees 10 minutes 08 seconds West for a distance of 465.48 feet to a 5/8-inch iron rod found in the north line of Eaton Creek Farm LP (Book 8829, Page 908), being the southwest corner of Arthur; thence leaving Arthur and running with the north line of Eaton Creek Farm LP for two (2) calls as follows: North 82 degrees 36 minutes 56 seconds West for a distance of 720.46 feet to a 1-inch PVC at the east edge of a gravel drive, North 82 degrees 36 minutes 56 seconds West for a distance of 60.17 feet to the point of beginning and containing 64.60 acres, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on September 23, 2019. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Being part of the same property conveyed to Norman L. Piper and Shirley A. Piper, husband and wife, by Warranty Deed from Kenny Lee Trebbe and Bonnie M. Trebbe, husband and wife, dated 09/10/1993 and recorded on 09/23/1993 at Book 9089, Page 350, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to Norman L. Piper and Shirley A. Piper, husband and wife, by Quitclaim Deed from Norman L. Piper and Shirley A. Piper, husband and wife, dated 11/20/2019 and recorded on 11/22/2019 in Instrument No. 20191122-0120522, RODCT.

This is property generally located:
3939 Glen Echo Lake Road, Ashland City, TN 37015

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 843, Page 50, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in instrument of record as Instrument No. 20090610-0053930, Register's Office for Davidson County, Tennessee.
4. Water Line Easement of record as Instrument No. 19991230-0308863, Register's Office for Davidson County, Tennessee.
5. Water Line Easement of record as Instrument No. 19991230-0308885, Register's Office for Davidson County, Tennessee.
6. Application for Greenbelt Assessment of record in Book 10447, Page 139, Register's Office for Davidson County, Tennessee.
7. Ingress/Egress Easement and Joint Driveway Maintenance Agreement of record as Instrument No. 20200903-0100611, Register's Office for Davidson County, Tennessee.
8. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.
9. Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto.
10. Subject to any creek or branch running through or along the boundary line of subject property.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Norman L. Piper and Shirley A. Piper** have caused this instrument to be executed, this the 6 day of May, 2025.

Norman L. Piper
Norman L. Piper

Shirley A. Piper
Shirley A. Piper

STATE OF TN
COUNTY OF Clarke

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Norman L. Piper and Shirley A. Piper,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 6 day of May, 2025.

My Commission expires: 7/25/26

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
BRONNER MCCOY LEWIS CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 5/10/2025 (date of document).

L. Broner McCoy
Date: 5/10/2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 10th day of May, 2025.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY