Prepared by:

RALPH MCBRIDE, JR.
200 East Depot Street
Shelbyville, TN 37160

Map and Parcel 010-00-0-07600

Tax Bill to: John O'Neal
2944 Browns Lake Rd.
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch # 1275704 DEEDWARR
05/20/2025 10:55:37 AM 5 pgs
Fees: $28.00 Taxes: $183.52
20250520-0039652

Name & address of property owner: John O'Neal
2944 Browns Lake Rd.
Goodlettsville, TN 37072

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. A TITLE SEARCH WAS NOT PERFORMED.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, SHIRLEY G. REASONER (now DISMANG), a married person, have this day bargained and sold, and does hereby sell, transfer and convey unto JOHN O'NEAL, his heirs and assigns, the following described tract or parcel of real estate lying and being in the Fourteenth (14th) Civil District of Davidson County, Tennessee, and being more particularly bounded and described as follows, to-wit:--

> Beginning at a point in the center of the North Fork of Sycamore Creek, said point being the southwest corner of Darlene Carlton Misskelly, appearing of record in Deed Book 184, page 465, in the R.O.R.C.T., being the southeast corner

of Jerry W. Counce and being the most northerly point of this tract of land and continuing as follows: thence with the center of said Creek S 52 deg. 55' 37" W, 168.45 feet; thence S 73 deg. 26' 58" W, 113.58 feet; thence S 56 deg. 59' 08" W, 107.59 feet; thence S 5 deg. 02' 54" W, 49.08 feet to an iron pin in the center of said Creek being the southeast corner of the Larry C. Williams et ux, appearing of record in Deed Book 277, page 11, in the R.O.R.C.T.; thence continuing with the center of said creek S 24 deg. 01' 19" W, 136.11 feet; thence S 24 deg. 32' 42" W, 142.12 feet to a point in said creek being the southwest corner of this tract of land and being the northwest corner of Dale Mandel, et ux, appearing of record in Deed Book 7044, page 673, in the R.O.D.C.T.; thence with the line of said Mandell S 70 deg. 17' 00" E, 64.31 feet to a point in the center of a private road, known as Brown Lake Road, said point being the northeast corner of said Mandell and being the southeast corner of this tract of land; thence with the center of said road N 19 deg. 42' 59" E, 73.31 feet; thence N 41 deg. 21' 40" E, 66.12 feet; thence N 44 deg. 43' 45" E, 147.14 feet; thence N 38 deg. 07' 49" E, 112.35 feet; thence N 31 deg. 57' 39" E, 145.97 feet; thence N 42 deg. 20' 25" E, 99.38 feet to the point of beginning, containing 1.66 acres, more or less, as surveyed by John D. Sprouse, License No. 957, dated April 27, 1988, and being a portion of Tract No. 3 (three) of that property which was conveyed to William E. Carlton and wife, Ruth Carlton, by Rufus W. Overstreet et ux and R. E. Overstreet et ux by deed of record in Deed Book 1554, page 171, in the Register's Office for Davidson County, Tennessee and being recorded in Deed Book 105, page 65, in the Register's Office for Robertson County, Tennessee. The said Ruth Carlton died in February, 1977, and the said William E. Carlton became the owner of the entire fee as the surviving tenant.

Easement:

The above described tract of land is subject to a 50.00 feet wide easement for egress and ingress, the center line of said easement is further described as follows: Beginning at a point in the westerly R.O.W. of the Ivey Point Road, said point being S 9 deg. 51' 42" E, 25.92 feet from the northeast corner of Anita R. Krantz, appearing of record in Deed Book 4644, page 758 in the R.O.D.C.T. and being the southeast corner of William E. Carlton et ux, appearing of record in Deed Book 4960, page 948, in the R.O.D.C.T., and continuing as follows: thence with the center of said

easement S 64 deg. 48' 48" W, 241.91 feet to the center of a private road, known as Brown Lake Road; thence with the center of said road N 5 deg. 35' 42" W, 169.27 feet; thence N 7 deg. 05' 28" W, 94.59 feet; thence N 0 deg. 16' 26" E, 57.42 feet being the northeast corner of Dale Mandel and being the southeast corner of a new 1.66 acres tract of land; thence continuing with the center of said road and said easement N 19 deg. 42' 59" E, 73.31 feet; thence N 41 deg. 21' 40" E, 66.12 feet; thence N 44 deg. 43' 45" E, 147.14 feet; thence N 38 deg. 07' 49" E, 112.35 feet to a point in said road; leaving said road with the center of said easement N 80 deg. 42' 32" W, 63.06 feet; thence S 58 deg. 29' 27" W, 169.57 feet to a point in the center of the North Fork of Sycamore Creek, said point being south of the southeast corner of Larry C. Williams and the most east northeast corner of William E. Carlton, as per survey of John D. Sprouse, License No. 957, dated April 27, 1988.;

Being the same property conveyed to SHIRLEY G. REASONER (now DISMANG) by deed of record in Deed Book 7552, page 584, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of real estate with all appurtenances and improvements thereto belonging unto the said JOHN O'NEAL, his heirs and assigns, forever in fee simple.

I COVENANT that I am lawfully seized and possessed of the above described tract or parcel of real estate; that I have a good and lawful right to sell and convey the same; and that the same is free and unencumbered, except for easements and restrictions of record, and 2025 real property taxes which shall be prorated.

I FURTHER COVENANT AND BIND myself, my heirs, representatives and assigns, to forever warrant and defend the title to the above described tract or parcel of real estate unto the said JOHN O'NEAL, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my signature this 8th day of May, 20 25.

Shirley G. Dismang
SHIRLEY G. REASONER (now DISMANG)

STATE OF TENNESSEE
COUNTY OF BEDFORD

Personally appeared before me, the undersigned, a Notary Public in and for the state and county aforesaid, the within named bargainor, SHIRLEY G. REASONER (now DISMANG), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 8th day of May, 20 25.

Ralph McBride
NOTARY PUBLIC

My Commission Expires:

6/3/25

RALPH McBRIDE, JR. STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

STATE OF TENNESSEE
COUNTY OF BEDFORD

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

_____
AFFIANT

Subscribed and sworn to before me this the _____ day of _____, 20____.

_____
NOTARY PUBLIC OR REGISTER

My Commission Expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 49,600
_____, Affiant
Subscribed and sworn before me this the
20 Day of May, 20 25.
_____, Deputy Register