Karen Johnson Davidson County
Batch# 1280181 DEEDWARR
06/02/2025 10:19:30 AM 5 pgs
Fees: $28.00 Taxes: $1,638.20
20250602-0043027

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DEVIN T. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$442,757.00**

Subscribed and sworn to before me this 29th day of May, 2025.

Notary Public **Affiant**
My Commission Expires: 1/31/26

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
David Nesbit **360 Bennett Drive** **Old Hickory, TN 37138**	Same as New Owner	**044-00-0-008.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Michael Wayne Bennett and Lorrie Bennett, husband and wife**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **David Nesbit, an unmarried man**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a tract or parcel of land located in Old Hickory, Davidson County, Tennessee, said tract being the property conveyed to Mike Wayne Bennett and Lorrie Bennett by deed of record in Book 8473, Page 311, said Register's Office for Davidson County, Tennessee (R.O.D.C.), and being more particularly described as follows;

Beginning at a point located at the northwesterly terminus of Bennett Drive (an existing fifty feet wide public Right-of-Way), said point being the southeasterly corner of property conveyed to Vicki N. Langdon by deed Instr. #20080603_0056795, R.O.D.C., and being the northeasterly corner of the herein described tract,

Thence, with the westerly terminus of Bennett Drive S 35deg 58min 00sec E, 50.00 feet to an existing concrete monument,

Thence, leaving said line with the westerly lines of Lot 63 (Plaskett property) and Lot 64 (Romanowski property) of The Knoll Subdivision, Section Four, as of record in Plan Book 2854, Page 111, R.O.D.C., S 36deg 06min 00sec E, 282.83 feet to an existing iron pipe,

Thence, leaving said westerly lines with the northerly lines of the Cathy Moreland property (see Deed Instr. #20041229_0154113, R.O.D.C.) and the Benjamin Dang property (see Deed Instr. #20230214_0010668, R.O.D.C.) S 54deg 27min 45sec W, 1456.92 feet to an existing iron pin located along the easterly bank of the Cumberland River,

Thence, leaving said northerly lines with the easterly bank of the Cumberland River N 25deg 48min 00sec W, 243.70 feet to a point,

Thence, continuing with the easterly bank of the Cumberland River N 29deg 29min 45sec W, 748.39 feet to a point,

Thence, leaving said easterly line with the southerly line of property conveyed to William H. Hawkins, being the Successor Trustee for Hickory Investors, a Tennessee Joint Venture, as of record in deed Instr. #20041214_0148137, R.O.D.C. and the southerly line of Trinity Gas Company, Inc., A Tennessee Corporation, as of record in deed Instr. #20120529_0046126, R.O.D.C. and later being revised and re-recorded per deed Instr. #20130227_0019634, R.O.D.C., N 61deg 36min 50sec E, passing a witness point (iron rod set) at 50.00 feet, passing an existing iron pin at 510.00 feet, a total distance of 592.60 feet to an existing iron pin,

Thence, leaving said line and continuing with the southerly line of the aforementioned Trinity Gas Company, Inc. property N 60deg 39min 40sec E, 247.57 feet to an existing iron pipe,

Thence, leaving said southerly line with the westerly line of property conveyed to Vicki N. Langdon by deed Instr. #20080603_0056795, R.O.D.C., S 36deg 10min 50sec E, 117.67 feet to the center of an existing sanitary sewer manhole,

Thence, continuing with Vicki Langdon S 49deg 01min 50sec E, 329.84 feet to the center of an existing sanitary sewer manhole,

Thence, continuing with Vicki Langdon S 23deg 33min 20sec E, 169.19 feet to an iron rod (new),

Thence, continuing with the southerly line of Vicki Langdon N 47deg 51min 55sec E, 459.55 feet to an existing iron pin at Bennett Drive and the Point of Beginning.

Containing 1,006,534 square feet or 23.11 acres, more or less. For further rerference, see Exhibit A attached hereto.

Being a portion of the same property conveyed to C.G. Bennett and wife, Nola Bennett by Warranty deed from John Kinle, Jr. and wife, Fannie H. Kinle of record in Book 1283, page 227, Register's Office for Davidson County, Tennessee, dated April 17, 1944 and recorded on May 11, 1944.

The said C.G. Bennett having died intestate on or about January 07, 1969 leaving Nola Bennett surviving tenant by the entirety. See also Affidavit of Heirship recorded in Instrument No. 20061205-0150010 and re-recorded in Instrument No. 20061211-0152248 and also Instrument No. 20061205-0150009 and re-recorded in Instrument No. 20061211-0152247.

The said Nola Bennett having died intestate on or about July 26, 1991 and was survived by her son, Charles W. Bennett, and her nephew, Mike Wayne Bennett, her sole and only heirs at law. See also Affidavit of Heirship recorded in Instrument No. 20061205-0150010 and re-

recorded in Instrument No. 20061211-0152248 and also Instrument No. 20061205-0150009 and re-recorded in Instrument No. 20061211-0152247.

Being a portion of the same property further conveyed to Mike Wayne Bennett by Quitclaim deed from Charles W. Bennett of record in Book 8473, page 311, Register's Office for Davidson County, Tennessee, dated October 26, 1991 and recorded on October 29, 1991.

The said Lorrie Bennett joins in this conveyance to convey any and all marital interest she may have in said property.

This is improved property known as: 360 Bennett Drive, Old Hickory, TN 37138

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 29th day of May, 2025.

Michael W. Bennett

Michael Wayne Bennett

Lorrie Bennett

Lorrie Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **Michael Wayne Bennett and Lorrie Bennett,** the within named Bargainors, 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 for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 29th day of May, 2025.

My Commission Expires: 1/31/26

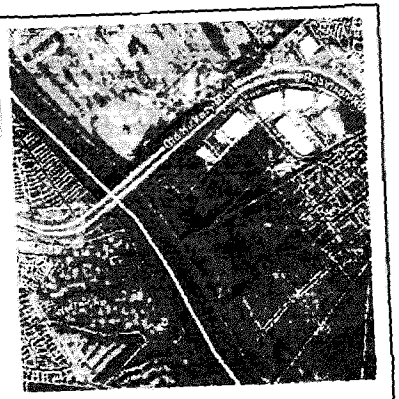
D. Park

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

20250602004302

EXHIBIT A



VICINITY MAP
NOT TO SCALE

General Notes

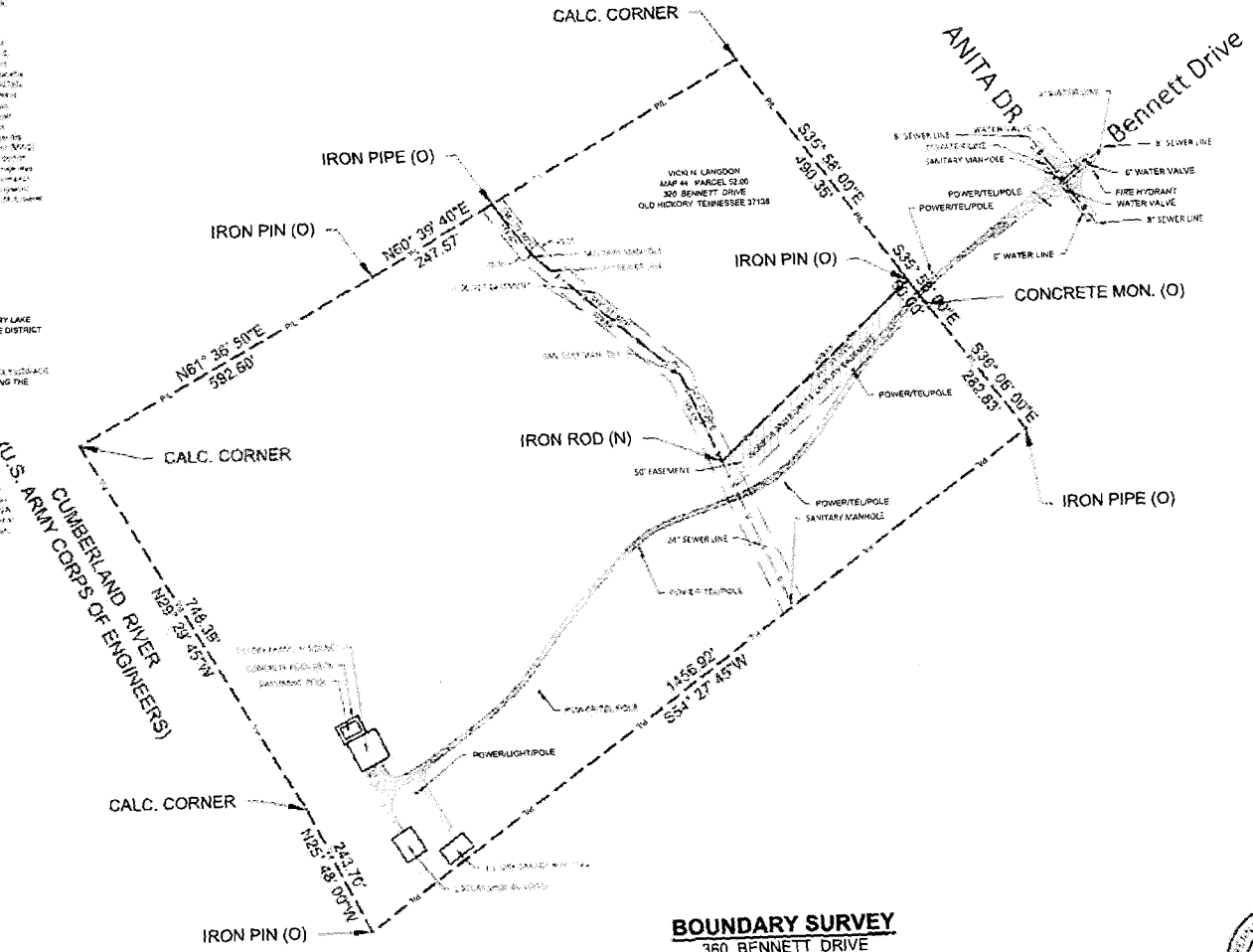
1. Bearing basis: GPS observations / TDOT network / NAD83
2. Map reference: Davidson County property map 44
3. [illegible]
4. Deed reference: Deed Book [illegible], Page 311, R.O.D.C.
5. Prior deed: Instr. #20061211-0152248, R.O.D.C.
6. [illegible]
7. [illegible]
8. [illegible]
9. Address: 360 Bennett Drive
   Old Hickory, TN 37138
10. Area: Property contains 1.006.534 square feet or 23.11 acres, more or less.
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]

Cumberland River Information

THE CUMBERLAND RIVER BASIN AND THE OLD HICKORY LAKE RESERVOIR SYSTEM ARE MANAGED BY THE NASHVILLE DISTRICT OF THE U. S. ARMY CORPS OF ENGINEERS (USACE NASHVILLE DISTRICT). THE PROPERTY SHOWN HEREON IS SUBJECT TO USACE FLOWAGE EASEMENT(S) AND OTHER USACE USAGE RIGHTS ALONG THE WATERS OF THE CUMBERLAND RIVER.

Force Main Information

[illegible]



BOUNDARY SURVEY
360 BENNETT DRIVE
OLD HICKORY, DAVIDSON COUNTY, TENNESSEE

0 50 100 200 400

DATE: 05/22/2025

Surveyor's Description
360 Bennett Drive
Old Hickory, Tennessee 37138
Davidson County
Property map 44 parcel 8.00

Being a tract or parcel of land located in Old Hickory, Davidson County, Tennessee, said tract being the property conveyed to Mike Wayne Bennett and Lorrie Bennett by deed of record in Book 8473, Page 311, R.O.D.C., and being more particularly described as follows:

[illegible]

Thence with the westerly terminus of Bennett Drive S 35deg 58min 00sec E 50.00 feet to an existing concrete monument

[illegible]

Thence leaving said northerly lines with the northerly lines of the Cathy Moreland property (see Deed Instr. #20041229_0154113, R.O.D.C.) and the Benyamin Dang property (see Deed Instr. #20200214_0010668, R.O.D.C.) S 54deg 27min 45sec W 1456.92 feet to an existing iron pin located along the easterly bank of the Cumberland River

Thence leaving said northerly lines with the easterly bank of the Cumberland River N 25deg 48min 00sec W 243.70 feet to a point,

Thence continuing with the easterly bank of the Cumberland River N 29deg 23min 45sec W 748.35 feet to a point

Thence leaving said easterly line with the southerly line of property conveyed to William N. Hawkins owner the Switchyard Trust, a Tennessee Joint Venture, as of record in deed Instr. #20041214_0148137, R.O.D.C. and the southerly line of Trinity Gas Company, Inc., A Tennessee Corporation, as of record in deed Instr. #20120529_0046120, R.O.D.C. and later being revised and re-recorded per deed Instr. #20130227_0019634, R.O.D.C., N 61deg 36min 50sec E passing a witness point (from rod set) at 58.90 feet passing an existing iron pin at 510.00 feet a total distance of 592.60 feet to an existing iron pin

Thence leaving said line and continuing with the southerly line of the aforementioned Trinity Gas Company, Inc. property N 60deg 39min 40sec E 247.57 feet to an existing iron pipe

Thence, leaving said southerly line with the westerly line of property conveyed to Vicki N. Langdon by deed Instr. #20030603_0056795, R.O.D.C., S 35deg 10min 50sec E 117.67 feet to the center of an existing sanitary sewer manhole

Thence, continuing with Vicki Langdon S 49deg 01min 50sec E 329.82 feet to the center of an existing sanitary sewer manhole

Thence, continuing with Vicki Langdon S 23deg 33min 20sec E 159.19 feet to an iron rod (new),

Thence, continuing with the southerly line of Vicki Langdon N 47deg 51min 55sec E 459.55 feet to an existing iron pin at Bennett Drive and the Point of Beginning

Containing 1,006,534 square feet or 23.11 acres, more or less

prepared by
[illegible]

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **5/29/2025** [DATE].

AFFIANT SIGNATURE

5/29/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **29th** day of **May**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

