Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 120
Nashville, TN 37215

Karen Johnson
Batch # 1285575
06/18/2025 09 46 24 AM
Fees $23 00 Taxes $277 50

Davidson County
DEEDWARRSP
4 pgs

20250618-0047919

This instrument prepared by:

Winston S. Evans
Evans, Jones & Reynolds, P C
401 Commerce Street, Suite 710
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED AND ASSIGNMENT

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Cason A. Dickinson 212 Kensington Park Nashville, TN 37215	Cason A. Dickinson 212 Kensington Park Nashville, TN 37215	Map 30, Parcel 87

This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of the amount of One and No/100 Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Barbara L. Eatherly, unmarried, herein called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cason A. Dickinson, unmarried, hereinafter called the Grantee, his successors and assigns, all of her interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

Property described in Exhibit A.

Being the same property conveyed to Barbara L. Eatherly and Cason A. Dickinson by Abagail A. Pollock and Conn Hamlett by deed of record in Book 11029, page 541, Register's Office for Davidson County, Tennessee.

This is improved property, also known as 5372 Simpkins Road, Whites Creek, Tennessee 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereunto appertaining unto to Grantee, his successors and assigns, forever. Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The prior grantors, Abagail A. Pollock and Conn Hamlett, leased a portion of the property to Powertel/Memphis, Inc. A Memorandum of Lease for that lease is of record in Book 10992, page 625, Register's Office for Davidson County, Tennessee. The prior grantors, Abagail A. Pollock and Conn Hamlet, assigned without reservation to Barbara L. Eatherly, grantor herein, and Cason A. Dickinson, grantee herein, all the right, title and interest to the Lease Agreement, with all terms and conditions of said lease remaining fully effective without modification or variation.

Grantor herein, Barbara L. Eatherly, hereby assigns to Cason A. Dickinson, grantee herein, all the right, title and interest to the Lease Agreement, with all terms and conditions of said lease remaining fully effective without modification or variation.

EXECUTED ON THIS THE 16 DAY OF June, ~~2024.~~ 2025 cap

By: Barbara L Eatherly
Barbara L. Eatherly, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Chad I. Pearman, a Notary Public in and for said State and County, Barbara L. Eatherly, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office this 16 day of June, ~~2024.~~ 2025 cap

Notary Public

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

My Commission Expires:

_____

****

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 16 day of June, 2025

Notary Public

My Commission Expires: _____

CHADI PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

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EXHIBIT A

Beginning at a spike in the center of Simpkins Road, said spike being the southeast corner of this tract; thence with center of said Road S 60° 32' 01" E, 176.32 feet to a spike in the center of said road; thence continuing with the center of said Road S 56° 38' 46" E, 43.68 feet to a spike in the center of said road; thence leaving the center of said Simpkins Road and with the northerly line of the Margaret Ann Scott Land N 52° 29' 37" E, passing an iron pin at 25 feet in all 1147.0 feet to an iron pin; thence leaving Scott's line and with the line of the S. T. Richardson Land N 69° 34' 09" W, 218.0 feet to an iron pin; thence leaving Richardson line S 53° 27' 34" W, 1114.72 feet to the point of beginning, containing 5.01 acres, more or less.

Being a portion of the same property conveyed to Abagail A. Pollock and Conn Hamlett by deed from James Dwight Brewer and wife, Deborah L. Brewer, of record in Book 8736, 104, Register's Office for Davidson County, Tennessee.

The conveyance is made subject to a lease for Sellers to Powertel Memphis, Inc. of record in Book 10992, page 625 Register's Office for Davidson County, Tennessee and taxes for the year 1998.