Karen Johnson Davidson County
Batch# 1298102 DEEDWARR
07/16/2025 09:55:30 AM 4 pgs
Fees: $23.00 Taxes: $2,442.00
20250716-0056061

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Kathryn Strong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of ~~July~~, 2025.

Tammie Prock
Notary Public
MY COMMISSION EXPIRES: 4-26-27
File No. 25-22687

TAMMIE PROCK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
4888 Lickton Pike LLC (NAME)	NEW OWNER (NAME)	022-00-0-047 & 22-00-0-46.00
P.O. Box 24090 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37202 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Kathryn Strong, Sumner County Circuit Court Clerk**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **4888 Lickton Pike LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

PROPERTY 1:

Land in Davidson County, Tennessee, being Parcel 47 and particularly described as follows, according to a survey by C. E. Greek, Surveyor:

Beginning at a point, this point being opposite station 257 + 50 northbound lane I-24-9(2) 32 Right of Way of Davidson County, these plans on file with the Tennessee Department of Transportation; thence along the I-24 right of way line North 53 degrees 28' west 430 feet + or - to a point, this being the southeast corner of the Mildred Colley Property; thence in a northerly direction 134 feet + or - along a fence line bounded by the Mildred Colley Property to a fence line bounded by the Mildred Colley Property to a fence corner; thence in an easterly direction 364 feet + or - along a fence line bounded by the Mildred Colley Property to a point in the center of a creek; thence in a southeasterly direction 535 feet + or - along the center of a creek bounded by the Cordell B. Piper property to a point in the I-24 right of way; thence in a southeasterly direction 70 feet + or - along the I-24 right of way to a point; thence northerly 46 degrees 9' west 225 feet + or - along the I-24 right of way line to a point; this being the point of beginning and containing 3.38 acres more or less.

Included in the above description is a parcel of land purchased as a permanent drainage easement by the Tennessee Department of Transportation and record in Book 4515, Page 922, Register's Office for Davidson County, Tennessee.

NOTE: The above described tract offers the only road frontage and access to the adjacent landlocked parcel, known as Map 22-46.00.

PROPERTY 2:

Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by G&G Engineering Co., June 23, 1967, as follows:

Beginning at a point approximately 1.8 miles east of Joelton, Tennessee on Claylick Road, this point being a pike in the center of Claylick Road; thence North 0 degrees 54' East 428 feet along a fence to a point; thence North 76 degrees 17' East 364 feet along a fence to a point, the two previous calls along the C.L. Wheeler Property; thence North 15 degrees 19' West 280 feet toa point; thence North 6 degrees 02' East 191 feet to a point; thence North 21 degrees, 46' West 400 feet to a point; thence North 18 degrees 08' West 180 feet to a point; thence North 23 degrees 03' West 485 feet to a point; thence South 58 degrees 24' West 1319 feet to a point - the previous eight calls are all along fence lines bounding Cordell Piper Property; thence South 1 degrees 14' West 2085 feet along the fence Bounding D. A. Harris Property to a point; thence North 89 degrees 59' East 1662.6 feet across open wooded land, crossing Claylick Road, this line bounds the Albert Adcock Property, to the point of beginning, containing 96.4 acres, more or less.

Included in the above description but expressly excluded therefrom is the property conveyed to the State of Tennessee by Final Judgment in State of Tennessee, Petitioner, vs. Mildred Colley et al, defendants, No. B-6904, of record in Book 4581, Page 129, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Schree Hill, a married woman, by Warranty Deed from W. T. Clinard and wife, Jessie B. Clinard, dated August 30, 2016, and recorded on September 6, 2016, of record in Instrument No. 20160906-0093592, Register's Office for Davidson County, Tennessee;

Being further conveyed to Deandre Jermaine Edmondson by Quitclaim Deed pursuant to Final Decree of Divorce, from Schree Schnell Hill, dated February 3, 2021, and recorded on March 1, 2021, of record in Instrument No. 20210301-0025898, Register's Office for Davidson County, Tennessee;

Being further conveyed to Edmonson Empire, Inc., by QuitClaim Deed from Deandre J. Edmondson, dated May 14, 2021, and recorded on June 21, 2021, of record in Instrument No. 20210621-0083208, Register's Office for Davidson County, Tennessee. Kathryn Strong, as Clerk of the Circuit Court of Sumner County, Tennessee was authorized to sell subject property by Agreed Order, Case No. 2019-CV-425, in the Circuit Court for Sumner County, Tennessee, as recorded in Instrument No. 20250203-0007728, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2628 Clay Lick Road, Whites Creek, TN 37189, and 0 Clay Lick Road, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this 14th day of July, 2025.

Sumner County Circuit Court

By: Kathryn Strong
Kathryn Strong, Court Clerk

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Kathryn Strong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the Court Clerk of the Sumner County Circuit Court, the within-named bargainor, and that such Kathryn Strong, as such Court Clerk, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2025.

Tammie Prock
Notary Signature
My commission expires: 4-26-27

TAMMIE PROCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 07/14/2025 (date of document).

Affiant Signature

07/14/2025
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 14 day of July, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202507160056061