Karen Johnson Davidson County
Batch# 1299731 DEEDWARR
07/18/2025 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250718-0056767

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TIMOTHY VAN NESS AND VICTORIA VAN NESS, HUSBAND AND WIFE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES SMOTHERMAN, MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

LOCATED IN THE 1ST COUNCILMIMIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND PORTION OF THAT PROPERTY CONVEYED TO J T GREEN JR, ET UX, IN BOOK 4301, PAGE 206, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY BY TOMMY E WALKER (TN LIC NO 1465) DATED 09-01-01, DESCRINED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMNET IN THE EASTERLY MARGIN OF AN ACCESS ROAD, SAID MONUMENT BEING THE MOST WEST SOUTHWESTERLY CORNER TO HEREIN DESCRIBED TRACT; THENCE WITH SAID MARGIN, NORTH 16 DEGREES 00 MINUTES 43 SECONDS EAST 92.43 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NOW LEAVING SAID MARGIN, SOUTH 86 DEGREES 24 MINUTES 00 SECONDS EAST 180.00 FEET TO A SET IRON PIN; THENCE NORTH 22 DEGREES 52 MINUTES 46 SECONDS EAST 260.00 FEET TO A SET IRON PIN; THENCE SOUTH 63 DEGREES 22 MINUTES 00 SECONDS EAST 278.48 FEET TO A SET IRON PIN; THENCE NORTH 37 DEGREES 05 MINUTES 59 SECONDS EAST 283.35 FEET TO A 10 INCH MAPLE TREE; THENCE SOUTH 42 DEGREES 33 MINUTES 31 SECONDS EAST 256.10 FEET TO A POINT IN THE CENTER OF A CREEK; THENCE WITH SAID CENTER OF CREEK FOR THE NEXT ELEVEN CALLS: SOUTH 53 DEGREES 31 MINUTES 54 SECONDS WEST 142.43 FEET; THENCE SOUTH 27 DEGREES 35 MINUTES 25 SECONDS WEST 60.65 FEET; THENCE SOUTH 75 DEGREES 44 MINUTES 03 SECONDS WEST 37.52 FEET; THENCE SOUTH 17 DEGREES 02 MINUTES 52 SECONDS WEST 77.83 FEET; THENCE SOUTH 47 DEGREES 44 MINUTES 04 SECONDS WEST 85.22 FEET; THENCE SOUTH 27 DEGREES 36 MINUTES 28 SECONDS WEST 40.78 FEET; THENCE SOUTH 70 DEGREES 53 MINUTES 59 SECONDS WEST 170.67 FEET; THENCE NORTH 87 DEGREES 04 MINUTES 25 SECONDS WEST 57.40 FEET; THENCE SOUTH 76 DEGREES 22 MINUTES 26 SECONDS WEST 41.17 FEET; THENCE SOUTH 85 DEGREES 16 MINUTES 58 SECONDS WEST 56.92 FEET; THENCE SOUTH 64 DEGREES 19 MINUTES 41 SECONDS WEST 37.54 FEET; THENCE NOW LEAVING SAID CREEK, NORTH 27 DEGREES 48 MINUTES 19 SECONDS EAST 177.92 FEET; THENCE NORTH 88 DEGREES 01 MINUTES 00 SECONDS WEST 349.56 FEET TO THE POINT OF BEGINNING, CONTAINING 5.099 ACRES.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY VAN NESS AND VICTORIA VAN NESS, HUSBAND AND WIFE, BY WARRANTY DEED FROM SUTING WARD LOHIN, A MARRIED MAN, DATED SEPTEMBER 3, 2019, RECORDED SEPTEMBER 12, 2019, OF RECORD IN INSTRUMENT NO. 20190912-0092414, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 7334 HARPER ROAD, JOELTON, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29 day of APRIL 2025.

TIMOTHY VAN NESS

VICTORIA VAN NESS

STATE OF Florida
COUNTY OF Brevard

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, TIMOTHY VAN NESS AND VICTORIA VAN NESS, 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.

DONE at offices in Cocoa (City), Florida (State), on this the 29 day of APRIL 2025.

Notary Public
My Commission Expires: 6/6/2026

CECILIA MARIE REID
Notary Public - State of Florida
Commission # HH 248139
My Comm. Expires Jun 6, 2026
Bonded through National Notary Assn.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of APRIL2025.

NOTARY PUBLIC
My commission expires 6-20-28

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s) as follows:
JAMES SMOTHERMAN
~~7934~~ 7350 HARPER ROAD
JOELTON, TN 37080

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 014-00-0/213.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brittney Clark, 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 APRIL 29, 2025 (date of document).

Brittney Clark
Affiant Signature

JULY 18, 2025
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 18TH day of JULY, 2025.

Notary Signature

My Commission Expires: 1-14-26
Notary Seal

