This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 East College Street, Suite B
Dickson, TN 37055
P25-0328-D

Karen Johnson Davidson County
Batch # 1306367 DEEDWARR
08/06/2025 10 33 47 AM 3 pgs
Fees $18 00 Taxes $635 85

20250806-0062400

WARRANTY DEED

Address of New Owners:
Audrey Lidke and Stephen Watson
401 West Walnut St.
Dickson, TN 37055

Send Tax Bills To:
Same

For and 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 hereby acknowledged, I,

Wendy Hunt, unmarried,

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Audrey Lidke and Stephen Watson, as joint tenants with right of survivorship,

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:

A tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin (set) lying in the southerly margin of Hester Beasley Road and also being the northeast corner of the herein described tract, thence along or near the westerly line of Andrew L. Mayo, et ux of cord in Deed Book 4956, Page 916, said Register's Office, for the next (2) courses and distances, thence South 29 deg 03' 47" West, a distance of 168.00 feet to an iron pin (set); thence South 18 deg 36' 04" West, a distance of 985.02 feet to an iron pin in rock pile (old), thence along or near the northerly line of Katherine S. Sharp of record in Deed Book 7887, Page 787, said Register's Office, North 73 deg 10' 08" West, a distance of 345.02 feet to an iron pin (set), thence along or near the line of Mary S. Grissim of record in Book Book 10451, Page 668, said Register's Office, thence North 03 deg 40' 00" East, a distance of 825.00 feet to a tree stump in fence, thence generally with a fence and along or near the southerly line of Ben Michael Greer, et al of record in Instrument Number 20020311-0029843 (erroneously cited in prior deed), said Register's Office for the next (2) courses and distances, thence North 87 (erroneously cited in prior deed) deg 09' 20" East, a distance of 513.91 feet to an iron pin (set), thence along or near the southerly margin of Hester Beasley Road, South 60 deg 26' 13" East a distance of 33.00 feet to the point of beginning, containing 427,600 square feet or 9.82 acres, more or less, according to survey by Crawford Land Surveyors, P.C., Tennessee No. 2351, dated May 26, 2005.

Being a portion of the same property conveyed to Wendy Hunt by Warranty Deed from Raymond F. Bluth and Nicole L. Schlechter, a/k/a Raymond Bluth and Nicole Schlechter, husband and wife of record in Instrument No. 20250623-0049104 Register's Office for Davidson County, Tennessee, dated June 18, 2025 and recorded on June 23, 2025.

This conveyance is subject to the right of way of Hester Beasley Road.

This conveyance is subject to Greenbelt Rollback Taxes payable by seller.

This conveaynce is subject to the flow of any creeks, streams or branches across subject property.

This is ☒ Unimproved property known as 0 Hester Beasley Road, Nashville, TN 37221.

THIS CONVEYANCE IS SUBJECT TO: 2025 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. Wherever 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 the 4th day of August, 2025.

Wendy Hunt

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wendy Hunt, unmarried, 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 as their free act and deed.

Witness my hand and official seal at office this 4th day of August, 2025.

NOTARY PUBLIC
My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $171,850.00.

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2025.

Notary Public

My Commission Expires: 10-4-27

Parcel: 178-00-0-015.00

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY