STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1311714 DEEDWARR
08/19/2025 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20250819-0066228

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2025.

Notary Public
MY COMMISSION EXPIRES: 03/28/28
File No. G25-23965

MACKENZIE REINACHER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Darren S. Jernigan and Michelle Morse Jernigan (NAME)	New Owner (NAME)	075-05-0-033.00
0 Hills Lane (STREET ADDRESS)	" (STREET ADDRESS)	
Old Hickory, TN 37138 (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, **Kevin S. Davis and Julie A. Davis, a married couple**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Darren S. Jernigan & Michelle Morse Jernigan, husband and wife**, 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:

LAND Davidson County, Tennessee, described as follows, to-wit:

Property is located in east central Davidson County, north of U.S. Hwy 70 and west of Old Hickory Boulevard, and is bounded on the north by Hill Lane, on the east by property belonging to Homer Allen of record in Deed Book 8203, Page 563, also on the east by property belonging to the Southgate Baptist Church of record in Deed Book 10345, Page 639; bounded on the south by lots 1126 through 1129 of Hermitage Hills S/D, Section 9; on the west by lots 936 through 946 of Hermitage Hills S/D, Section 8, and lots 1, 2, and 4 of Hermitage Place, Section 1; and on the north by properties belonging to Myles Owens of record in Deed Book 4508, Page 714; Dora Robertson of record in Deed Book 8315, Page 665; J. Martin of record in Deed Book 5930, Page 947; and by E.A. Jenkins of record in Deed Book 4422, Page 378 and being more specifically described as follows:

Beginning on an iron pin set 7.64' east of the northwest corner of lot 1126 and the northeast corner of lot 1127 of Hermitage Hills, Sect. 9, and being the southeast corner of the herein described tract and the southwest corner of the Southgate Baptist Church property; thence with the north line of Sect. 9, N-86° 09' 58"-W, 238.69' to an iron pin set at the northwest corner of lot 1129 and the northeast corner of lot 946 of Hermitage Hills, Sect, 8; thence N-89° 05' 00"-W, 7.46' to an iron pin set at the southeast corner of lot 945 of Sect. 8; thence N-03° 05' 00"-E, 145.29' to an iron pin found in concrete; thence N-03° 14' 25"-E, 24.84' to a point in the center of a proposed 50' street; thence S-86°55' 00"-E, 15.00' to a point in the center of said proposed street; thence N-02° 49' 31"-E, 24,92' to an iron pin found in concrete; thence continuing with Sect. 8 or Hermitage Hills S/D N-03° 05' 00"-E, 130.32' to an iron pin;

thence N-19° 20' 00"-E, 85.50' to an iron pin found by a fence post; thence N-02° 43' 00"-E, 255.40' to an iron pin set at the northeast corner of lot 940 and the southeast corner of 939 of Sect. 8; thence N-04° 24' 57"- W, 225.36' to a pin found in concrete at a corner of lot 937; thence N-86° 16' 00"-W,60.00' to an iron pin set; thence N-04° 10' 00"-E, 140.00' to an, iron pin found in concrete; thence N-49° 01' 28"-W, 103.76' to a concrete monument; thence N-49° 27' 30"-W, 134.06' to an iron pin found by a fence corner; thence N-74° 26' 53"-W, 43.05 to an existing iron pin by the fence, thence N- 74° 26' 53"-W, 35.52' to a point, the northwest corner of the herein described tract and the southwest corner of Owens; thence with Owens, Robertson, Martin and Jenkins lines the following; S-87° 07' 09"-E, 384.67' to an old existing iron pin in a fence; thence S-68° 50' 27"- E, 2.97' to an existing iron at an old fence corner; thence S-86° 29' 16"-E, 131.27' to an iron pin at an old fence corner; thence N-04° 00' 27"-E, 329.53' to an existing iron pin on the south margin of Hill Lane, thence S-86° 31' 09"-E, 16.50' to an iron pin set on the south margin of Hill Lane, thence S-03° 50' 48"-W, 943.77' to an iron pin set in a fence line; thence S-89° 16' 40"-E, 43.70' to an existing iron pin at an old fence corner; thence S-04° 29' 02 -W, 567.98' to an old, wooden corner fence post, thence S-09° 47' 00"-E, 11.43' to an iron pin, the point of beginning and containing 6.913 acres, more or less according to a survey by Galyon W. Northcutt, TN RLS #1529, dated May 16,2002.

BEING the same property conveyed to Kevin S. Davis and Julie A. Davis, husband and wife, by Warranty Deed from William Sample, married, dated 1/16/2017 and recorded 1/18/2017 in Instrument No. 20170118-0005226, 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 0 Hills Lane, ~~Hermitage~~ Old Hickory, TN 37138 ~~37076.~~

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 15th day of August, 2025.

X _____
Kevin S. Davis

X _____
Julie A. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2025, before me personally appeared Kevin S. Davis and Julie A. Davis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of August, 2025.

_____
Notary Signature
My commission expires: 1/22/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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 **8/15/2025** (date of document).

Affiant Signature

8/15/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this **15** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY