WARRANTY DEED

Karen Johnson
Batch # 1313902
08/25/2025 10 21 57 AM
Fees $13 00 Taxes $6,586 00

Davidson County
DEEDWARR
2 pgs

20250825-0067668

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,780,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2025

Notary Public

MY COMMISSION EXPIRES 4/26/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Jesse Caleb Fuqua	Jesse Caleb Fuqua	023-000-031 00 023-000-029 00
(NAME)	(NAME)	
13732 Owens Chapel Rd	13732 Owens Chapel Rd	
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172	Springfield, TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No. 20250999

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/we, **David Bowden**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jesse Caleb Fuqua, an unmarried individual**, 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

Certain real property situate in Davidson County, Tennessee, and described as follows·

Tract 1: Beginning at a point in the Southwest corner of the right-of-way of I-24 as of record in Book 4515, Page 522, RODC, thence S 44° W 280 feet, more or less, to three small hickories on top of ridge, thence N 85° W 165 feet to a planted stone on top of ridge, thence S 34° W 676.5 feet to a Beech and Dogwood; thence S 198 feet to a stake in field, thence W 442.2 feet to a small hickory on ridge; thence S ½° E 1295 25 feet to a dogwood being Elsie L Hicks' NW corner; thence E 726 feet to a stake in C. F Atwood's NW boundary line; thence North ½° W 1281.72 feet to a stake in branch; thence N 64½° E 363 feet to a mulberry near orchard fence, thence S 86¼° E 384 78 feet to a stone in old fence row, thence N 34½° E 480 feet, more or less, to a point in the SW corner of the right-of-way of I-24 of record in Book 4515, Page 522, RODC, thence N 62°54'59" W 745 feet, more or less, to the point of beginning, **containing 36.71 acres more or less**

BEING the same property conveyed to David Bowden, a single man, by Warranty Deed from Karen Scott, a married woman and Claude E. Wair, a single man, dated 06/30/2021 and filed of record in Inst. No. 20210701-0089084, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Ingress/Egress and Utility Easement Agreement appearing of record in Inst. 20210422-0054080, Register's Office for said County

Subject to Restrictions of record in Book 4515, page 522, said Register's Office

Tract 2: Beginning at an iron pin found in the south line of Deborah Gregory, et al property described in Instrument No. 20200114-0005178, in the Register's Office of Davidson County (RODC), said point being the northeast corner of Thomas Fox, et al property described in Instrument No. 20060908-0111601, RODC and the northwest corner of the property herein described, thence running with the south line of Gregory, south 84° 13' 58" east, 1197.44 feet to an iron pin set in the west line of Vincent and Deborah Wallace property described in Instrument No. 20181109-0110876, RODC; thence running with the west line of Wallace, south 09° 55' 35" west, 229.46 feet to an iron pin found marking the southwest corner of Wallace; thence running with the south line of Wallace, south 51° 06' 10" east, 357 68 feet to an iron pin found marking the southwest corner of Vincent Wallace property described in Instrument No 20181017-0103052, RODC, thence running with the south line of Wallace, south 45° 24' 23" east, 448.02 feet to an iron pin found in the west line of Karen Scott property described in Instrument No. 20200928-011034, RODC; thence running with the west line of Scott, south 37° 30' 12" west, 339.52 feet to an iron pin found, thence south 15° 31' 45" west, 219 15 feet to an iron pin found, thence north 51° 28' 53" west, 442 12 feet to an iron pin found; and thence south 03° 01' 54" west, 1295.66 feet to an iron pin set marking the southwest corner of Scott, thence running with the south line of Scott, south 85° 07' 49" east, 726 00 feet to an iron pin set in the west line of

Darrell and Tammy Metcalf property described in Instrument No. 20061101-0135549, RODC, thence running with the west line of Metcalf, south 04° 23' 12" west, 2136.33 feet to an iron pin found in the north line of Ben and Katie Jumper property described in Instrument No 20171012-0104662, RODC, thence running with the north line of Jumper, north 84° 59' 17" west, 428.57 feet to an iron pin found in the centerline of a dirt road, said point being the southeast corner of Alan Thomas property described in Instrument No.20140311-0020285, RODC; thence running with the centerline of said dirt road and the east line of Thomas, north 07° 35' 19" west, 50 22 feet to an iron pin found; and thence north 10° 50' 19" west, 297. 73 feet to an iron pin found marking the southeast corner of Antonio Turner property described in Deed Book 10627, Page 392, RODC, thence running with the east line of Turner and the centerline of said dirt road, north 32° 55' 24" west, 385.86 feet to an iron pin found marking the northeast corner of Turner; thence running with the north line of Turner, north 80° 56' 40" west, 247 41 feet to an iron pin found; thence north 73° 43' 13" west, 225.19 feet to an iron pin found; thence north 60° 44' 02" west, 206.47 feet to an iron pin found; thence north 77° 19' 32" west, 123.35 feet to an iron pin found, and thence north 77° 44' 55" west, 332.31 feet to an iron pin found marking the southeast corner of Fox Family Real Estate, GP property described in Instrument No. 20130604-0056591, RODC; thence leaving said road and running with the east line of Fox Family Real Estate property and the east line of Thomas Fox, et al property described in Instrument No 20060908-0111601, RODC, running in all, north 02° 29' 37" east, 3575.48 feet to the point of beginning **containing 139.229 acres more or less**

TOGETHER WITH an Ingress/Egress Easement of record in Instrument No. 20210422-0054080, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to David Bowden by Warranty Deed from Mark Adam Duke and Fredia D. Smith, as Co-Executors of the Estate of Gloria J Duke, deceased and as Co-Trustees of the Testamentary Trust under the Last Will & Testament of Gloria J Duke, dated April 9, 2021 and filed of record in Instrument No. 20210422-0054081, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Ingress/Egress and Utility Easement Agreement appearing of record in Inst. 20210422-0054080, Register's Office for said County.

Unimproved ☒

This is improved ☐ property, known as 811 Clay Lick Court, Whites Creek, TN 37189
(House No) (Street) (P O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 21st day of August, 2025

David Bowden

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David Bowden, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st of August, 2025.

Notary Public
My Commission Expires: 2/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY