RECORDING INFO	STATE OF TENNESSEE) COUNTY OF ROBERTSON)
Karen Johnson Davidson County Batch# 1318215 DEEDWARR 09/04/2025 01:38:30 PM 4 pgs Fees: $23.00 Taxes: $1,921.52 20250904-0070812	The actual consideration for this transfer or value of property transferred (whichever is greater) is $519,330.00. Affiant Sworn to and subscribed before me this 3rd day of September, 2025. Notary Public My Commission Expires: 02/29/2028
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Scott R. Beasley and Sara Beasley 1015 Red Oak Drive Greenbrier, TN 37073	New Owner(s)	005 00 0 010.00

THIS GENERAL WARRANTY DEED is made and effective as of the 3rd day of September, 2025 (the "***Effective Date***"), by and between:

THOMAS C. TOWNS ("***Grantor***"); and

SCOTT R. BEASLEY and SARA BEASLEY, husband and wife ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Being a tract of land in the 10th Council District of Davidson County Tennessee, more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN Lic. No. 2095 dated 07/24/25 as follows:

Beginning at an existing iron pin in the northerly margin of Huffman Road, said pin being the southeast corner of Josua Hill in DB-20231108 0087339 R.O.D.C.T., said pin being the most southeast corner of herein described tract; thence now leaving said margin with said Hill N 02°00'39" W, 644.91' to an existing iron pin, said pin being the southeast corner of Michael Wright in DB-20230215 0010977 R.O.D.C.T.; thence with said Wright N 09°12'07" W, 416.02' to an existing iron pin in the line of David Russell in RB 733, PG 585 R.O.R.C.T.; thence leaving said Wright with said Russell S 83°07'51" E, 1184.05' to an existing iron pin in the line of Bobby Milliken, Jr. in DB 286, PG 103 R.O.R.C.T.; thence leaving said Russell with said Milliken S 04°12'44" E, 74.71' to an existing iron pin, being a corner to Hurbert Duncan in RB 2227, PG 666 R.O.R.C.T.; thence with said Duncan S 11°34'33" W, 164.01' to an existing iron pin, a corner to Ronnie Phillips in RB 1641, PG 36 R.O.R.C.T.; thence now leaving said Ducan with said Phillips for the next two calls: S 12°04'41" W, 129.35' to an existing iron pin; thence S 08°09'49" W, 689.46' to an existing iron pin in the northerly margin of said Huffman Road; thence now leaving said Phillips with said margin for the next five calls: N 68°25'58" W, 171.96'; thence with a curve to the

left having a radius of 588.18', cord and cord bearing of N 83°23'10" W, 305.59' and a length of 309.14'; thence S 82°02'06" W, 176.99'; thence with a curve to the right having a radius of 490.09', cord and cord bearing of N 81°21'18" W, 261.64' and a length of 264.86'; thence N 64°34'32" W, 40.49' to the point of beginning containing 24.87 acres.

Being part of the same property conveyed to S. O. Towns, by Deed from H. H. Nicholson (unmarried), of record in Book 362, Page 350, in the Register's Office of Davidson County, Tennessee, dated February 18, 1908 and recorded on May 28, 1908. The said S. O. Towns a/k/a Samuel Orville Towns died on November 4, 1923.

Being part of the same property conveyed to Daryl Towns and Thomas Clifford Towns, as joint tenants with the right of survivorship, by Final Order from Henrietta Towns, Anne Lain, William Lain Chamberlain, Robert A. Chamberlain, Jr., Caroline Young, Buddy "Jackie" Towns, Gary Towns, Joe Towns, Charlene Warf, Garland Towns, Jr., Linda Towns, Patricia Towns and the Jesse Ray Towns Family, of record in Instrument No. 20150407-0030263, in the Register's Office of Davidson County, Tennessee, dated October 8, 2014 and recorded on April 07, 2015.

Being part of the same property conveyed to Thomas Clifford Towns,by Quitclaim Deed from Daryl Towns, of record in Instrument No. 20190325-0026858, in the Register's Office of Davidson County, Tennessee, dated March 15, 2019 and recorded on March 25, 2019.

<u>INCLUDED IN BUT EXPRESSSLY EXCLUDED FROM THIS CONVEYANCE</u> is the following described parcel:

Beginning at an iron pin in the center of an old road where it intersects the northerly margin of Huffman Road, said beginning point being in that most northerly point of the old Baker farm which lay on the easterly side of Huffman Road; thence with the westerly margin of Huffman Road with a curve in a generally southerly direction 244.57 feet plus 155.77 feet to an iron pin; thence leaving Huffman Road and running along the following calls and distances; North 51 degrees West 100.3 feet; North 61 degrees 37 minutes West 134.4 feet; South 82 degrees 31 minutes West 157.82 feet; South 57 degrees 03 minutes West 41.73 feet, to the point of beginning, containing .3 acres, more or less. This part of the Baker farm which was left over when Huffman Road was built and is conveyed as is, where is, without guarantee.

Being the same property previously conveyed to Scott R. Beasley and Sara S. Beasley, husband and wife, by Quitclaim Deed from Roy M. Maines, Jr. and Andrea D. Maines, of record in Instrument No. 20250731-0060450, Register's Office for Davidson County, Tennessee, dated July 29, 2025 and recorded on July 31, 2025.

This is unimproved property commonly known as 24.73 acre tract Greenbrier/Huffman Road

This conveyance is being made subject to (i) taxes for the year 2025, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

2. Rights of upper and lower riparian owners to the flow of the waters of the North Fork Sycamore Creek, free from diminution or pollution.

3. No coverage is provided as to the measurements, calls, acreage or square footage of the described land.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Thomas C. Towns

STATE OF TN)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, THOMAS C. TOWNS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2025

Notary Public

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 02/29/2028

202509040070812

TRUE COPY CERTIFICATION

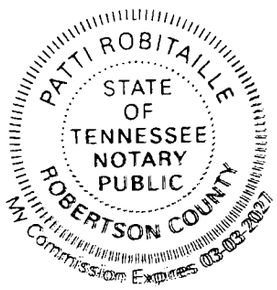
I, LISA HODGES, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 3, 2025 (date of document).

Affiant Signature

Date: 09/03/2025

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 3rd day of September, 2025.



Notary Public

My Commission Expires: _____