Karen Johnson Davidson County
Batch# 1339079 DEEDWARR
10/28/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20251028-0085757

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28 DAY OF OCT, 2025.

NOTARY PUBLIC
My Commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 25090041

Address of New Owner
Jacob Sooter and
Meredith Sooter
5024 Seymour Hollow Road
Whites Creek, TN 37189

Send Tax Bills To:
Cadence Bank, ISAOA/ATIMA
5217 Maryland Way
Brentwood, TN 37027

Tax Information:
030-00-0-262.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jacob C. Hutchinson and Deborah Hutchinson (aka Debbie Hutchison), Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jacob Sooter and Meredith Sooter, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT NO. 3: Being located in the 14th Civil District of Davidson County, Tennessee, on the south side of Seymour Hollow Road, and being a portion of the property of record in Instrument Number 20060814-0099694, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod in the south margin of Seymour Hollow Road, same being the northeast corner of Tract #4 of the Hopkins property (7.97 acres as per survey of same date) and the northwest corner of this tract, also being North 81 degrees 06 minutes 29 seconds East 638.62 feet from a 14-inch walnut tree in the east boundary of Jason K. Forrest (IN #20030312-0033005, RODCT) as you measure along said margin; thence with said margin, North 81 degrees 06 minutes 29 seconds East 203.64 feet to an iron rod in said margin; thence leaving road with line of Tract #2 of the Hopkins property (5.01 acres as per survey of same date), South 01 degree 57 minutes 40 seconds West 822.18 feet to an iron rod at a beech stump; thence with line of Martha Swah (IN #20020619-0074092, RODCT), South 03 degrees 44 minutes 32 seconds West 94.60 feet to a large poplar tree; thence South 01 degree 06 minutes 19 seconds West 254.31 feet to a 16-inch walnut tree; thence South 13 degrees 21 minutes 44 seconds West 35.67 feet to an iron rod at a large oak tree; thence South 67 degrees 09 minutes 45 seconds West 213.49 feet to an iron rod; thence with line of said Tract #4, North 01 degree 57 minutes 40 seconds East 1257.19 feet to the point of beginning, containing 5.64 acres, more or less, by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee 37074, dated September 27, 2007.

Being the same property conveyed to Jacob C. Hutchison and Debbie Hutchison, Husband and Wife, by Warranty Deed from Willard R. Nance, Jr. and Holly A. Nance dated 12/29/2015 and recorded on 12/30/2015 in Instrument No. 20151230-0131330, Register's Office for Davidson County, Tennessee.

This is property generally located:
5024 Seymour Hollow Road, Whites Creek, TN 37189

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Right-of-Way Easement of record in Book 7447, Page 856, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7510, Page 148, and Book 8248, Page 963, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants and TVA Easement contained in instrument of record in Instrument No. 20081024-0106541, Register's Office for Davidson County, Tennessee.
5. Restrictive Covenants for Detached Structure contained in instrument of record in Instrument No. 20171020-0107930, Register's Office for Davidson County, Tennessee.
6. Subject to the right of way of Seymour Hollow Road.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Jacob C. Hutchison and Deborah Hutchison** have caused this instrument to be executed, this the 27 day of Oct, 2025.

Jacob C. Hutchison

Deborah Hutchison

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jacob C. Hutchison and Deborah Hutchison,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 27 day of Oct, 2025.

My Commission expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

I, **Denise Woods,** 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 this the [redacted] 27 day of October, 2025.

Denise Woods
Affiant Signature
Date 10-28-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of October, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

