Karen Johnson Davidson County
Batch# 1395065 DEEDWARR
03/19/2026 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20260319-0021910

WARRANTY DEED
Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File No. PA-26-1505

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Curtis Marsh	**New Owner**	
(NAME) 8250 Old Pond Creek Road	(NAME) **8250 Old Pond Creek Rd**	100-00-0-034.00
(ADDRESS) Pegram, TN 37143	(ADDRESS) **Peagram, TN 37143**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **William Dewayne Thompson Sr, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Curtis Marsh,unmarried man** HEREINAFTER CALLED THE GRANTEE, 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 a point, being more or less, in the center line of Old Pond Creek Road, said point also being 282.97 feet as measured along said center line from the common southwest corner of the original tract conveyed to John B. Turner from B.B. Johnson as of record in Deed Book 4441, Page 761 in the Register's Office, Davidson County, Tennessee, and the southeast corner of property conveyed to Clara Lorene Loftis as of record in Deed Book 3186, Page 459, Register's Office, Davidson County, Tennessee; said point also being the southeast corner of property conveyed to Raymond Thompson in Deed Book 6458, Page 82, Register's Office, Davidson County, Tennessee; thence leaving said center line with a bearing of North 08 degrees 26 minutes 17 seconds East and following Thompson's east line 15.00 feet to a point, said point being the southwest corner of property conveyed to Raymond Thompson in Deed Book 6791, Page 105, Register's Office, Davidson county, Tennessee; thence, leaving Thompson's east line with a bearing of South 81 degrees 04 minutes 19 seconds East and following Thompson's south line 96.68 feet to a point; thence North 76 degrees 55 minutes 55 seconds west 120.37 feet to an existing iron pin, said pin being Thompson's southeast corner; thence leaving said south line with a bearing of North 07 degrees 58 minutes 40 seconds East and following Thompson's east line 1,098.07 feet to a point, said point being Thompson's northeast corner; thence, leaving Thompson's east line with a bearing of North 83 degrees 48 minutes 47 seconds West and following Thompson's north line 200.00 feet to a point, said point being Thompson's northwest corner; thence leaving Thompson's north line with a bearing of South 08 degrees 26 minutes 17 seconds West and following Thompson's west line 6.10 feet to a point, said point being the northeast corner of the aforementioned Thompson property of record in Deed Book 6458, Page 82, Register's Office, Davidson County, Tennessee; thence following the north line of said Thompson property North 86 degrees 53 minutes 30 seconds West 240.00 feet to point, said point being Thompson's northwest corner, said point also being on the east line of property conveyed to James Keeton in Deed Book 3840, Page 598, register's office, Davidson County, Tennessee; thence, leaving Thompson's north line with a bearing of North 10 degrees 21 minutes 10 seconds East and passing an existing iron pin near a 4" dogwood tree at 165.29 feet, said pin being Keeton's northeast corner, and continuing with the east line of the Claude Barnes, et ux, property 795.06 feet, or 960.35 feet total, to an iron pin, set this survey near an 18" white oak tree, said pin being the southwest corner of property conveyed to Dixon L. and Isabel S. Northcutt in Deed Book 5313, Page 32, register's Office,

Davidson County, Tennessee; thence, leaving Barne's east line and following Northcutt's south line with a bearing of South 73 degrees 34 minutes 05 seconds East, passing an existing iron pin at 217.70 feet and continuing 761.51 feet, or 979.21 feet total, to an iron pin, set this survey, said pin being the northwest corner of the Dixon L. Northcutt 10.386 acre tract; thence leaving Northcutt's said south line and following the west line of Northcutt's said 10.386 acre tract, South 13 degrees 12 minutes 31 seconds West 769.31 feet to an iron pin, set this survey, said pin being the northeast corner of the Steve T. Shroder, et ux, property; thence, leaving Northcutt's west line with a bearing of North 84 degrees 52 minutes 17 seconds West and following Shroder's north line 218.00 feet to an iron pin, set this survey, said pin being Shroder's northwest corner; thence, with a bearing of South 13 degrees 03 minutes 43 seconds West and following Shroder's west line 1,046.94 feet to a small spike in the center line of Old Pond Creek Road, set this survey, said spike being Shroder's southwest corner; thence, leaving Shroder's west line with a bearing of South 75 degrees 08 minutes 05 seconds West, and following said center line 84.48 feet to a railroad spike, set this survey; thence continuing along said center line with a bearing of South 76 degrees 55 minutes 55 seconds West, passing an existing PK nail at 120.25 feet and continuing 120.75 feet or 241.00 feet total to a RR spike, set this survey; thence continuing along said center line with a bearing of South 81 degrees 04 minutes 19 seconds West 75.00 feet to the point of beginning, containing 1,075,007 square feet, or 24.679 acres, more or less.

INCLUDED in the above description but expressly EXCLUDED from this conveyance being all the property conveyed to Dixon L. Northcutt and wife, Isabel Northcutt by Warranty Deed from William Dewayne Thompson, Sr., married of record in Instrument Number 20080514-0049494, dated May 8, 2008 and recorded May 14, 2008.

Being a portion of the same property conveyed to John B. Turner by Warranty Deed from B.B. Johnson and Merton L. Johnson of record in Book 4441, Page 761, Register's Office for Davidson County, Tennessee, dated August 10, 1970 and recorded on August 28, 1970.

John B. Turner died on or about August 22, 1997. His Last Will and Testament being duly entered into Probate in Williamson County, Tennessee, under Docket No. IIP-97-2003.

Being a portion of the same property conveyed to William Dewayne Thompson, Sr. by Executor's Quitclaim Deed Deed from Lois Turner, Executor of the Estate of John B. Turner of record in Book 11309, Page 450, Register's Office for Davidson County, Tennessee, dated February 27, 1998 and recorded on January 25, 1999.

Grantor warrants the subject property has never been his personal, primary residence at any time and that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated in T.C.A. § 26-2-301 or other similar statutes therein.

This is property more commonly known as 8250 Old Pond Creek Road, Pegram, TN 37143.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 18th day of March, 2026.

William Dewayne Thompson, Sr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2026, before me personally appeared William Dewayne Thompson, Sr, 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 18th day of March, 2026.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Certificate of Authenticity

I, Pam Autry, 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 **March 18, 2026**.

Date

Affiant Signature

March 18, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **March**, 20**26**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)