Karen Johnson Davidson County
Batch# 1397817 DEEDWARR
03/26/2026 03:36:30 PM 6 pgs
Fees: $33.00 Taxes: $1,942.50
20260326-0024252

WARRANTY DEED

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF ~~JANUARY~~ March, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-16-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0026

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Catherine Hardy and Johnathan Davis	Catherine Hardy and Johnathan Davis	045-00-0-010.00
(NAME)	(NAME)	
5245 Little Marrowbone Road	5245 Little Marrowbone Road	
(ADDRESS)	(ADDRESS)	
Ashland City TN 37015	Ashland City TN 37015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twenty-Five Thousand And No/100 Dollars ($525,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER W. ANDERSON AND NANETTE ANDERSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE **CATHERINE HARDY AND JOHNATHAN DAVIS, WIFE AND HUSBAND,** 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:

Land situated in Davidson County, Tennessee, and being described according to survey by J. Bruce Rainey, Surveyor #823, dated June 5, 1983 and known as Job No. 83-179, as follows:

Beginning at an iron pin set in a fence line, said point of beginning being the Southwest corner of this tract and also being in the Northerly line of the Ronald East Gossett land of record in Deed Book 4371, Page

20, R.O.D.C., TN; thence with Gossett's line and a fence North 81 degrees 45 minutes 52 seconds East, 56.35 feet to an iron pin; thence continuing with Gossett's line South 79 degrees 08 minutes 59 seconds East, 429.46 feet to an iron pin; thence leaving Gossett's line and with the line of the James C. Dawson land the following calls North 42 degrees 20 minutes 34 seconds East, 37.89 feet to an iron pin; thence North 05 degrees 57 minutes 17 seconds West, 32.14 feet to an iron pin; thence North 04 degrees 11 minutes 02 seconds West, 94.01 feet to an iron pin in the fence; thence North 09 degrees 05 minutes 14 seconds East, 283.92 feet to an iron pin in a fence corner; thence with a fence in part South 84 degrees 48 minutes 34 seconds West 617.58 feet to a point in Little Marrowbone Creek; thence leaving the said Creek South 04 degrees 29 minutes 02 seconds West, 233.61 feet to an iron pin set at a corner post; thence South 52 degrees 48 minutes 16 seconds East, 120.00 feet to the point of beginning, containing 4.82 acres, more or less.

Being the same property conveyed to Christopher W. Anderson, unmarried by Warranty Deed from Wendy E. Smith now being Wendy E. Greer and husband, Jerry A. Greer, of record in Instrument No. 20000908-0088979, Register's Office of Davidson County, Tennessee, dated September 06, 2000 and recorded September 08, 2000.

Being the same property conveyed to Nanette Anderson, a married person by Quitclaim Deed from Christopher W. Anderson, a married person, of record at Instrument No. 20190528-0050082, in the Register's Office of Davidson County, Tennessee, dated May, 25, 2019 and recorded May 28, 2019.

Being the same property conveyed to Christopher W. Anderson and Nanette Anderson, husband and wife by Quitclaim Deed from Nanette Anderson, a married person, of record in Instrument No. 20221230-0134085, Register's Office of Davidson County, Tennessee, dated December 30, 2022 and recorded December 30, 2022.

Included in this conveyance is a prescriptive easement for access between the subject tract and the public right-of-way known as Marrow Bone Road, located on property described follows:

Located in Davidson County, Tennessee, and being described more particularly as follows:

Beginning at the intersection of the center line of Little Marrowbone Road and the center of an existing gravel drive having a Tennessee State Plane Coordinate of N:699370.2745, E:1681660.6542 and being located approximately 7,067 feet southwest of the intersection of Higdon Road; Thence with the center line of a gravel drive for the following calls: SOUTH 45 DEGREES 05 MINUTES 20 SECONDS EAST a distance of 122.21 feet to the west edge of a bridge over Little Marrowbone Creek; Thence SOUTH 55 DEGREES 22 MINUTES 49 SECONDS EAST a distance of 45.06 feet to the east edge of said bridge; Thence SOUTH 58 DEGREES 12 MINUTES 18 SECONDS EAST a distance of 140.66 feet; Thence SOUTH 60 DEGREES 56 MINUTES 14 SECONDS EAST a distance of 70.04 feet; Thence SOUTH 66 DEGREES 48 MINUTES 23 SECONDS EAST a distance of 60.69 feet; Thence SOUTH 78 DEGREES 41 MINUTES 30 SECONDS EAST a distance of 45.97 feet; Thence NORTH 86 DEGREES 25 MINUTES 24 SECONDS EAST a distance of 48.49 feet; Thence NORTH 83 DEGREES 21 MINUTES 30 SECONDS EAST a distance of 52.15 feet; Thence NORTH 81 DEGREES 58 MINUTES 55 SECONDS EAST a distance of 80.84 feet to the southwest line of Christopher and Nanette Anderson (Instrument Number 20221230-0134085; Said terminus point being located NORTH 51 DEGREES 49 MINUTES 16 SECONDS WEST a distance of 9.23 feet from a set iron rod located on the south margin of a gravel drive and having a TSPC of N:699131.9670, E:1682253.4335 and which is the most southern corner of said Anderson.

Being the interest in real property affirmed and granted to Christopher W. Anderson and wife, Nanette Anderson by the "Order Granting Plaintiff's Motion for Summary Judgment," in the matter of Christopher W. Anderson and wife, Nanette Anderson v. Barbara Gossett; Elizabeth Adcock; and Louise Campbell Adcock, Dwight Adcock, and Joyce Nichols, the Legal Heirs of Franklin D. Adcock a/k/a F.D. Adcock, Deceased, in the Chancery Court for Davidson County, Tennessee, Docket No. 25-0892-1, entered February 11, 2026, said order being recorded contemporaneously herewith as Instrument No. 202603260024251, in the Register's Office for Davidson County, Tennessee.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.
Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☑ property, known as 5245 Little Marrowbone Road, Ashland City, TN 37015
(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 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.

[THE REMAINDER OF THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK]

Witness our hands this 23rd day of March, 2026.

Christopher W. Anderson

Nanette Anderson

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher W. Anderson, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity 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 ____ day of _____ 2026.

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nanette Anderson, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity 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 23rd day of March 2026.

Notary Public
My Commission Expires: 8-12-2028



Witness our hands this 23rd day of March, 2026.

Christopher W Anderson
Christopher W. Anderson

Nanette Anderson

STATE OF Texas
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher W. Anderson, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity 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 23rd day of March 2026.

Brock Repec
Notary Public
My Commission Expires: 08/18/2029

Brock Repec
ID NUMBER
13327757-7
COMMISSION EXPIRES
August 18, 2029

Electronically signed and notarized online using the Proof platform.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nanette Anderson, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity 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 ____ day of _____ 2026.

Notary Public
My Commission Expires:

Certificate of Authenticity

I, Joshua A. Terry, 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 3/23/26.

Affiant Signature – Joshua A. Terry

3/25/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 3/25/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27