Karen Johnson Davidson County
Batch # 1398462 DEEDWARR
03/27/2026 09:38:17 AM 3 pgs
Fees: $18.00 Taxes: $3,622.30
20260327-0024351

| | |
|---|---|
|  (Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF WILLIAMSON**<br>The actual consideration or value, whichever is greater, for this transfer is $979,000.00.<br>Affiant<br>Subscribed and sworn to before me, this 26th day of March, 2026.<br>Notary Public<br>My commission expires: 5/9/2026 |

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Deemer Camp Properties, LLC** | **New Owner** | **008-00-0-198.00** |
| **P.O. Box 331847** | | |
| **Nashville, TN 37203** | | |

FOR AND IN 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, WE,

**Seth Griffith and Jenna Griffith, husband and wife,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Deemer Camp Properties, LLC, a Tennessee Limited Liability Company,**

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:

**SEE EXHIBIT A**

Being the same property conveyed to Seth Griffith and Jenna Griffith, husband and wife, by Warranty Deed from R.L. Moore, Trustee of Baxter Road Trust dated May 21, 2019, of record in Instrument No. 20220705-0077101, dated June 28, 2022, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Restrictive covenants contained in an instrument of record in Book 9447, Page 191, Book 9683, Page 610, re-recorded in Book 9729, Page 635, in the Register's Office for Davidson County, Tennessee.
c. Subject to rise and flow of any creeks on property.
d. Agreement for Joint Driveway of record in Instrument No. 20100406-0025588, in the Register's Office for Davidson County, Tennessee.
e. Easement for Water Line of record in Book 4276, Page 741 and Book 4276, Page 743, in the Register's Office for Davidson County, Tennessee.
f. Easement for Ingress and Egress of record in Book 9683, Page 620 and Instrument No. 20190621-0060022, in the Register's Office for Davidson County, Tennessee.
g. Application for Greenbelt Assessments of record in Instrument No. 20220927-0106767, in the Register's Office for Davidson County, Tennessee.
h. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

M&H File #: **26-143**

This is improved property known as 3770 Baxter Road, Joelton, TN 37080.

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 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(s) this 26th day of March, 2026.

Jenna Griffith

Seth Griffith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid before me personally, Jenna Griffith and Seth Griffith, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2026.

Notary Signature
My commission expires:




RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

**RETURN TO:**
**BANKERS TITLE & ESCROW CORP.**
**3310 WEST END AVE STE. 540**
**NASHVILLE, TN 37203**

# Exhibit "A"

Land in Davidson County, Tennessee, being more particularly described as follows, according to a survey by Jim McAleer, dated April 26, 1995:

Beginning at an iron rod in the northerly margin of Baxter Road, said point being 227.14 feet along a curve to the right from Bobby Moody's southwesterly corner, as of record in Book 6250, Page 998; thence with the northerly margin of Baxter Road and along a curve to the right, said curve having a radius of 850.16 feet, an arc length of 20.17 feet and a chord bearing and distance of north 68 deg. 59 min. 21 sec. west 20.17 feet to a point; thence continuing with said margin, north 68 deg. 18 min. 35 sec. west 16.10 feet to an iron rod; thence leaving said margin, north 06 deg. 09 min. 15 sec. east 1,533.25 feet to an iron rod; thence north 18 deg. 57 min. 20 sec. west 234.30 feet to an iron rod; thence north 77 deg. 42 min. 50 sec. west 173.62 feet to an iron rod; thence north 06 deg. 09 min. 15 sec. east, passing an iron rod at 80.00 feet in all a total distance of 306.38 feet to a point in the centerline of a drain; thence with the centerline of the drain the following calls: north 79 deg. 02 min. 22 sec. west 45.07 feet to a point; north 63 deg. 43 min. 16 sec. west 61.62 feet to a point; north 06 deg. 17 min. 57 sec. east 82.27 feet to a point; north 24 deg. 49 min. 34 sec. east 72.34 feet to a point; north 00 deg. 22 min. 54 sec. east 68.04 feet to a point; north 86 deg. 01 min. 07 sec. east 69.32 feet to a point; north 76 deg. 15 min. 09 sec. east 46.29 feet to a point; north 29 deg. 24 min. 38 sec. east 114.43 feet to a point; north 13 deg. 08 min. 30 sec. west 45.67 feet to a point; north 01 deg. 22 min. 02 sec. west 163.55 feet to a point in the centerline of a creek; thence south 50 deg. 38 min. 59 sec. east 167.10 feet to a point; thence north 02 deg. 59 min. 06 sec. east, passing an iron rod at 69.00 feet, in all a total distance of 569.00 feet to an iron rod in the southerly line of Mary Lain, as of record in Will Book 090, Page 33; thence with Lain's southerly line south 77 deg. 48 min. 18 sec. east 410.29 feet to an iron rod at Moody's northwesterly corner; thence with Moody's westerly line, south 06 deg. 30 min. 59 sec. west 1,374.98 feet to an iron rod; thence leaving said westerly line, north 77 deg. 17 min. 52 sec. west 226.48 feet to an iron rod; thence south 06 deg. 09 min. 15 sec. west 1,744.21 feet to the point of beginning, containing 17.06 acres, more or less.

INCLUDED with the above description is the following Easement for ingress, egress, public utilities and drainage over the following described property:

Land lying in Davidson County, Tennessee, and being more particularly described according to a survey by Jim McAleer, dated April 26, 1995, as follows: BEGINNING at an iron rod at the southeasterly corner of a 15.21 acre tract conveyed to Pam Lynch as of record in Book 9683, Page 618; thence north 10 deg. 23 min. 53 sec. west 250.18 feet to a point in a drain; thence with the centerline of the drain, south 63 deg. 43 min. 16 sec. east 28.07 feet to a point; thence south 79 deg. 02 min. 22 sec. east 45.07 feet to a point; thence leaving said drain, south 06 deg. 09 min. 15 sec. west, passing an iron rod at 30.00 feet, in all a total distance of 226.38 feet to the point of beginning, containing 0.18 acres, more or less.

Being the same property conveyed to Seth Griffith and Jenna Griffith, husband and wife, by Warranty Deed from R.L. Moore, Trustee of Baxter Road Trust dated May 21, 2019, of record in Instrument No. 20220705-0077101, dated June 28, 2022, Register's Office for Davidson County, Tennessee.