Karen Johnson Davidson County
Batch# 1466910 DEEDWARR
09/02/2026 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20260902-0081127

Prepared by and Return to:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $ 180,000.00.

Affiant

Subscribed and Sworn before me this 26th day of August, 2026.

Notary Public
My commission expires:

T. W. ROSE
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
10/27/2029
COUNTY OF DICKSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Robert Andrew Policastro 5208 Little Marrowbone Road, Ashland City, TN 37015	New Owner	045-00-0-003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cheri Ann Angus, Administratrix of Estate of James Lewis Clyde, and Cheri Ann Angus, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Andrew Policastro, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Beginning at a rock on the South side of Little Marrowbone Road, in the Leslie line; thence with said road as follows: South 50 deg. West 25 poles; South 25 deg. West 15 poles; South 30 deg. West 20 poles; South 56 deg. West 35 poles; South 51 deg. West 20 poles; South 35 deg. West 22 poles to a point in the center of said road; thence North 39 deg. West 11 poles; thence North | deg. West 14 poles; thence North 18 deg. East 10 poles; thence North 27 deg. East 39 poles; thence North 63 deg. East 24 poles; Thence North 74 deg. East 24 poles; thence North 78 deg. East 32 poles to a rock, the point of beginning, containing 22 acres, more or less. INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND.

A certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, which was conveyed to Edgar Merritt and wife, Fredia Merritt by Deed of record in Book 4344, page 481, Register's Office for Davidson County, Tennessee, described as follows to-wit:

Beginning at an iron pin in the center of Little Marrowbone Road; thence, with the center of said road as follows; South 54 deg. West 85 feet and South 35 deg. 30° West 363 feet; thence, leaving the said road, North 39 deg. West, 181.5 feet; thence North 1 deg. West 231 feet; thence North 18 deg. East 165 feet; thence North 27 deg. East 151.5 feet; thence a new line, South 41 deg. East 422.4 feet to the point of beginning, containing 3.25 acres, according to survey of Cummings Surveying Company, dated June 18, 1969.

Being the same property conveyed to John Paul Wilcher, a single man, by deed of record in Instrument Number 20090513-0044180 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James L. Clyde, an unmarried man, by Warranty Deed from John Paul Wilcher, a single man, dated 06/24/2013 and recorded 06/28/2013 as Instrument #20130628-0066918 in the Register's Office of Davidson County, Tennessee. The said James L. Clyde, a/k/a James Lewis Clyde, died on May 08, 2026 and his estate was probated in the Chancery Court of Cheatham County, Tennessee, Docket No. P-4233, in which the court appointed Cheri Ann Angus as Administratrix and Sole Heir of the Estate. See also Affidavit of Heirship of record in Instrument No. **20260827-0079768** *and* **20260827-0079775**, *Register's Office of Davidson County, Tennessee.*

This is [X] improved [ ] unimproved property known as 5208 Little Marrowbone Road, Ashland City, TN 37015 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 26th day of August, 2026.

Estate of James Lewis Clyde

By: Cheri Ann Angus
Cheri Ann Angus, Administratrix

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 26th day of August, 2026, before me personally appeared Cheri Ann Angus, Administratrix of Estate of James Lewis Clyde, 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 26th day of August, 2026.

Notary Signature
My commission expires:

F.W. ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/27/2029
COUNTY OF DICKSON

Cheri Ann Angus
Cheri Ann Angus

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 26th day of August, 2026, before me personally appeared Cheri Ann Angus, 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 26th day of August, 2026.

Notary Signature
My commission expires:

F.W. ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/27/2029
COUNTY OF DICKSON

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **08/26/2026** (date of document).

Jami K Averwater

Affiant Signature

08/27/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **27th** day of **August**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

