

PROPERTY DESCRIPTION

6.74 AC.

Being a certain parcel or tract of land in the 2nd Civil District of Williamson County, Tennessee and is more particularly described as follows:

Beginning at a pk nail (set) in the centerline of Lampley Road, said pk nail being the Northwest corner of the hereon described tract of land and having *Tennessee State Plane Coordinates of Northing: 570274.061, Easting: 1622807.89*; Thence, with the centerline of Lampley Road for the following 7 calls:

N 87° 11' 51" E, for a distance of 15.39 feet to a point; Thence,
N 87° 50' 31" E, for a distance of 135.62 feet to a point; Thence,
N 88° 41' 53" E, for a distance of 28.99 feet to a point; Thence,
N 88° 41' 12" E, for a distance of 87.20 feet to a point; Thence,
S 89° 47' 37" E, for a distance of 92.80 feet to a point; Thence,
S 89° 47' 09" E, for a distance of 56.99 feet to a point; Thence,
N 89° 40' 33" E, for a distance of 49.78 feet to a point; Thence,
N 73° 40' 19" E, for a distance of 53.95 feet to a pk nail (set) in centerline of Lampley Road; Thence,
S 69° 08' 17" E, for a distance of 57.81 feet to an iron rod (set) in west margin of Younger Creek Road.

Thence, leaving the centerline of Lampley Road and with the West margin of Younger Creek Road for the following 5 calls:

S 02° 29' 55" W, for a distance of 114.96 feet to an iron rod (set); Thence,
With a curve to the right having a radius of 915.25 feet, an arc length of 99.17 feet, a chord bearing of S 05° 41' 48" W, and a chord distance of 99.12 feet to an iron rod (set); Thence,
S 08° 48' 02" W, for a distance of 75.55 feet to an iron rod (set); Thence,
With a curve to the left having a radius of 384.75 feet, an arc length of 171.96 feet, a chord bearing of S 04° 00' 12" E, and a chord distance of 170.53 feet to an iron rod (set); Thence,
S 16° 48' 26" E, for a distance of 61.47 feet to an iron rod (set) in the West margin of Younger Creek Road.

Thence, leaving the West margin of Younger Creek Road and with a new line severing the property for the following 3 calls.

S 74° 38' 40" W, for a distance of 237.72 feet to an iron rod (set); Thence,
S 41° 50' 19" W, for a distance of 102.02 feet to an iron rod (set); Thence,
S 73° 07' 49" W, for a distance of 93.31 feet to an iron rod (set) in the East line of Bryan & Leslie Hammon property (Map: 96, Parcel: 14.10; DB: 1843, PG: 839).

Thence, with Hammon's East line, N 17° 36' 40" W, for a distance of 608.96 feet to a point; Thence, N 02° 47' 39" W, for a distance of 100.00 feet to the point of beginning and containing 6.74 acres more or less. according to a survey by Brotherton Land Surveying, dated May 2022.

Being a portion of the same property conveyed to Bradley John Jr. & Hailey G. Hernandez by Warranty Deed from Blake Carter of record in Deed Book 8988, page 365, register's office of Williamson County, Tennessee dated May 2022.

Said property is transferred subject to the following:

1. Easement to MTEMC of record in Deed Book 861, Page 18, R.O.W.C. TN.