

MARK APPEGATE

LONNY APPEGATE

CUMBERLAND DRIVE

9.42 ACRES

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 47, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 1st CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE. BOUNDED IN GENERAL BY CUMBERLAND DRIVE ON THE NORTH; TROY A. HUDLOW AND PATSY MANGRUM ON THE EAST; DAVID RAYNE AND MERIDITH C. BAINS ON THE SOUTH; GUY DAVIDSON AND DAN R. HOWELL ON THE WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS BASED ON STATE PLANE NORTH)

BEGINNING AT AN EXISTING ½" IRON PIN "CHAPDELAINE" (N:592941.74 E:1639036.71) ON THE SOUTH SIDE OF CUMBERLAND DRIVE AND BEING IN THE WEST LINE OF TROY A. HUDLOW (REF. DEED BOOK 1750 PAGE 227 R.O.W.C.- PROPERTY MAP 47 PARCEL 77), THENCE WITH HUDLOW'S WEST AND SOUTH LINES S06°59'23"W 511.50' TO AN EXISTING ANGLE IRON; THENCE S82°48'29"E 235.06' TO AN EXISTING T-POST, THE NORTHWEST CORNER OF PATSY MANGRUM (REF. DEED BOOK 190 PAGE 249 R.O.W.C.- PROPERTY MAP 47 PARCEL 80); THENCE WITH MANGRUM'S WEST LINE S07°01'53"W 506.00' TO A ½" IRON PIN SET ON THE SOUTH SIDE OF A SMALL CREEK, IN THE NORTH LINE OF DAVID RAYNE (REF. DEED BOOK 9009 PAGE 697 R.O.W.C.- PROPERTY MAP 47 PARCEL 82); THENCE WITH RAYNE'S NORTH LINE S84°32'05"W 383.00' TO A POINT IN THE SMALL CREEK A SOUTHEASTERLY CORNER OF MEREDITH C. BAINS (REF. DEED BOOK 190 PAGE 244 R.O.W.C.- PROPERTY MAP 47 PARCEL 83); THENCE WITH BAINS' NORTH LINE, N33°58'54"W PASSING A WITNESS IRON PIN SET AT 10.00' IN ALL 412.24' TO AN EXISTING T-POST, THE SOUTHEAST CORNER OF GUY DAVIDSON (REF. DEED BOOK 440 PAGE 361 R.O.W.C.- PROPERTY MAP 47 PARCEL 72); THENCE WITH DAVIDSON'S EAST LINES N07°34'15"E 281.10' TO AN EXISTING T-POST; THENCE S83°27'59"E 239.69' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE CONTINUING WITH DAVIDSON AND THEN WITH DAN R. HOWELL (REF. DEED BOOK 440 PAGE 363 R.O.W.C.- PROPERTY MAP 47 PARCEL 75), N07°32'33"E PASSING AN EXISTING WITNESS T-POST AT 504.19' IN ALL 529.53' TO A POINT IN THE CENTER OF CUMBERLAND DRIVE; THENCE WITH THE CENTER OF CUMBERLAND DRIVE S81°21'52"E 162.02' TO A POINT, THE NORTHWEST CORNER OF THE AFOREMENTIONED TROY A. HUDLOW; THENCE WITH HUDLOW'S WEST LINE S06°59'23"W 18.19' TO THE POINT OF BEGINNING. CONTAINING 9.42 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED SEPTEMBER 25, 2023.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED TO MARK APPEGATE AND WIFE, LONNY APPEGATE FROM LEROY BYBEE AND WIFE, LOLA B. BYBEE, SIGNED ON OCTOBER 01, 1993 AND RECORDED IN DEED BOOK 1121 PAGE 950 ON OCTOBER 01, 1993 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

