



TITLE REPORT

FILE NO: 2022-791

1. **EFFECTIVE DATE:** May 23, 2022, at 8:00 a.m.
2. **TITLE TO THE PROPERTY HEREIN DESCRIBED IS VESTED IN:**
LEDWELL DOYLE PARHAM (also known as LEDWELL D. PARHAM) and MARGIE L. PARHAM (also known as MARGIE PARHAM)
3. **PROPERTY IS DESCRIBED AS FOLLOWS:**

TRACT 1:

Lying and being in the Second Civil District of Williamson County, Tennessee, and being more particularly described as follows:

Beginning at a stake in the west margin of the county road and the southeast corner of the Wilma Beard property, runs thence with the right-of-way of the county road these following calls: South 12 degrees East 343 feet; South 06 degrees 30 minutes East 200 feet; South 01 degrees West 200 feet; South 06 degrees 30 minutes West 200 feet; South 13 degrees 45 minutes West 160 feet; South 16 degrees West 380 feet; South 01 degrees 30 minutes West 100 feet; South 20 degrees 30 minutes East 80 feet to a stake Capley's Northeast corner; thence with Capley's line and the fence North 86 degrees West 730 feet to Parham's corner; thence North 04 degrees East with Parham's line and the fence 1631 feet to the southeast corner of the Wilma Beard property; thence with Beard's line and the fence South 86 degrees East 666 feet to the beginning containing 26 acres, more or less. This property being the western portion of the Andy Beard Farm, according to Freddie W. Roth, Surveyor.

Being the same property conveyed to Ledwell Doyle Parham by deed from Andy Beard (widower) of record in Deed Book 167, Page 115, in the Register's Office of Williamson County, Tennessee. Also being part of the same property conveyed to Ledwell Doyle Parham and wife, Margie Parham, by deed from Ledwell Doyle Parham, dated November 24, 2015, and of record in Book 6620, Page 541, in the Register's Office of Williamson County, Tennessee.

TRACT 2:

Lying and being in the Second Civil District of Williamson County, Tennessee, and being more particularly described as follows:

Beginning at an oak stump, Andy Beard's southwest corner, running West 37-1/5 poles to a stake in Beatrice Lampley's line, hickory pointer; thence North to a hickory 198 poles 2 hickories and mulberry; thence South 87 degrees East 46 poles to a white oak G.W. Potts original corner; thence South 02 degrees West 198 poles to the beginning and contains 51 and 1/3 acres, more or less.

Being the same property conveyed to Ledwell Doyle Parham by deed from Tilda Potts, Emma Lou P. McCord, Lillie P. Hudgins, John W. Potts, James T. Potts, Odes C. Potts and Etta P. McMahan of record in Deed Book 105, Page 47, in the Register's Office of Williamson County, Tennessee. Also being part of the same property conveyed to Ledwell Doyle Parham and wife, Margie Parham, by deed from Ledwell Doyle Parham, dated November 24, 2015, and of record in Book 6620, Page 541, in the Register's Office of Williamson County, Tennessee.

TRACT 3:

Lying and being in the Second Civil District of Williamson County, Tennessee, and being more particularly described as follows:

BEGINNING on the north corner of the Forks of the Shoals Branch Road and the Lick Creek Road; running South 29 poles to O.A. Beard's line; thence with O.A. Beard's line 44 poles cornering with George Potts; thence northeast with the Lick Creek Road 49 poles to the beginning corner, containing 3 acres, more or less.

Being the same property conveyed to Ledwell D. Parham and Margie L. Parham, husband and wife, by deed from Mary Ruth Yarbrough, a single person, dated June 17, 2015, and of record in Book 6487, Page 899, in the Register's Office of Williamson County, Tennessee.

4. SUBJECT TO THE FOLLOWING:

- a. Taxes: 2022 Williamson County property taxes are a lien not yet due or payable. (2021 Williamson County property taxes have been paid in the amount of \$447.00.) This property is assessed to LEDWELL DOYLE PARHAM and MARGIE PARHAM as Map & Parcel 098-020.00.
- b. Subject to the right-of-way of West Lick Creek Road and Shoals Branch Road.
- c. Title to any portion of said land lying in the bed or banks of any creeks, streams, branches or waterways crossing or abutting said land, the rights of upper and lower

riparian owners to the free and unobstructed flow of the waters of said waterways, without diminution or pollution, and the consequence of any past or future change in the location of said waterways.

- d.** Right-of-Way Easement in favor of Middle Tennessee Electric Membership Corporation of record in Book 4835, Page 507, in the Register's Office of Williamson County, Tennessee.
- e.** The property described herein has been classified as agricultural land for tax assessment, levy and collection purposes and is subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of T.C.A. § 67-5-1001, et seq.

THE INFORMATION CONTAINED IN THIS TITLE REPORT IS PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF DICKSON TITLE, LLC. YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OF COPYING OF THIS REPORT IS STRICTLY PROHIBITED. FURTHER ANY RELIANCE ON SAID INFORMATION IS DONE SO AT YOUR OWN RISK.

Tools & Features Demonstration Site



1:7,879



0.2 0 0.12 0.2 Miles
















MAD_1983_StatePlane_Tennessee_FIPS_4100_Feet

© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

- | | |
|---|--|
| Parcels | |
| Notes | |
| Miscellaneous | |
| Easement | |
| Exemptions | |
| Conflicts | |
| Lines | |
| Corporate Limits | |
|  BRENTWOOD | |
|  FAIRVIEW | |
|  FRANKLIN | |
|  NOLENSVILLE | |
|  SPRING HILL | |
| THOMPSONS STATION | |
|  Parks | |
|  Centerlines | |
| <all other values> | |
|  INTERSTATE | |
|  ACCESS | |
|  LOCAL STREETS | |
|  MAJOR ARTERIAL | |
|  MAJOR COLLECTOR | |
|  MINOR ARTERIAL | |
|  MINOR COLLECTOR | |
|  NO NAME | |
| UNCLASSIFIED | |

Notes

Vesting #1

BK WU20/541

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Ledwell Doyle Parham & Margie Parham 7119 Westview Blvd. Fairview, TN 37062	New Owners	Tracts I and II Map 098 Parcel 02000
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination		

QUITCLAIM DEED

For and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, the receipt of which is hereby acknowledged, Ledwell Doyle Parham (hereinafter referred to as "Grantor"), by these presents does hereby quitclaim and convey to Ledwell Doyle Parham and wife, Margie Parham (hereafter referred to as the "Grantees"), a certain tract or parcel of land in Williamson County, Tennessee, as follows:

TRACT I

Beginning at a stake in the west margin of the county road and the Southeast corner of the Wilma Beard property, runs thence with the R.O.W. of the county road these following calls; S 12 degrees E 343' - S 6 degrees 30' E 200' - S 1 degree W 200' - S 6 degrees 30' W 200' - S 13 degrees 45' W 160' S 16 degrees W 380' - S 1 degree 30' W 100' S. 20 degrees 30 minutes E. 80' to at stake Capley's Northeast corner - thence with Capleys line and the fence N 86 degrees W 730' to Parhams cor. - thence N. 4 degrees E. with Parhams line and the fence 1631' to the Southeast cor. Of the Wilma Beard property - thence with Beard's line and the fence S 86 degrees E 666' to the beginning containing 26 acres, more or less. This property being the western portion of the Andy Beard farm, according to Freddie W. Roth, Surveyor.

Being the same property conveyed to Ledwell Doyle Parham by Deed from Andy Beard (widower) of record in Deed Book 167, page 350, said Register's Office for Williamson County, Tennessee.

115

TRACT II

Beginning at an oak stump, Andy Beard's S. W. corner, running W. 37-1/5 P. to a stake in Beatrice Lampley's line, hickory pointer; thence N. to a hickory 198 P. 2 hickories and mulberry; thence S. 87 deg. E. 46 P. to a white oak G. W. Potts original corner; thence S. 2 deg. W. 1998 P. to the beginning and contains 51 and 1/3 acres, more or less.

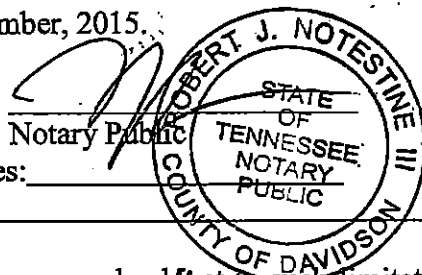
Being the same property conveyed to Ledwell Doyle Parham by Deed from Tilda Potts, Emma Lou P. McCord, Lillie P. Hudgins, John W. Potts, James T. Potts, Odes C. Potts and Etta P. McMahan of record in Deed Book 105, page 47, said Register's Office for Williamson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)

(The actual consideration or value, whichever is greater
(for this transfer is \$0.00.

[Signature]
Affiant

(Subscribed and sworn to before me
(this 24th day of November, 2015.



(My Commission Expires: _____)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 24th day of November, 2015.

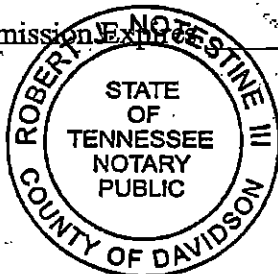
[Signature]
Ledwell Doyle Parham

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 24th day of November, in the year 2015, before me the undersigned, personally appeared Ledwell Doyle Parham, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose names are subscribed to this instrument, and acknowledged that he executed it for the purposes described herein.

[Signature]
Notary Public

My Commission Expires _____



My Comm. Expires
May 8, 2017

BK: 6620 PG: 541-542
15050596



2 PGS:AL-QUITCLAIM DEED	
411646	
11/30/2015 - 02:45 PM	
BATCH	411646
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Ledwell D. Parham and Margie L. Parham 7119 Westview Blvd. Fairview, TN 37062	New Owners	Map and Parcel 098-016.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		

WARRANTY D E E D

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 sufficiency of all of which are hereby acknowledged, Mary Ruth Yarbrough, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Ledwell D. Parham and Margie L. Parham, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Williamson County, Tennessee, and further described as follows:

(X) BEGINNING on the North corner of the Forks of the Shoals Branch Road and the Lick Creek Road; running S 29 poles to OA Beard's line; thence West with OA Beard's line 44 poles, cornering with George Potts; thence Northeast with the Lick Creek Road 49 poles to the beginning corner, containing 3 acres, more or less. (X)

2nd cd
legal

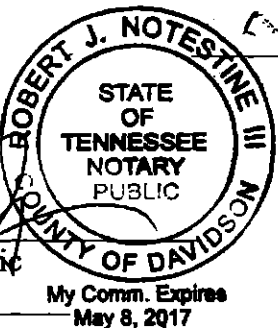
(X) Being the same property conveyed to Mary Ruth Yarbrough by Warranty Deed dated September 14th, 2001 from James S. Adams and wife, Elizabeth Louise Adams of record in Book 2267, page 402, said Register's Office. (X)

This conveyance is subject to the following:

1. Taxes for the year 2015 and subsequent years for Williamson County, Tennessee.
2. Any and all matters shown on the map of Whispering Hills Subdivision of Plat Book P4, page 83, said Register's Office for Williamson County, Tennessee.
3. (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is unimproved real property commonly known as 7750 Shoals Branch Road, Fairview, TN 37062.

(STATE OF TENNESSEE))
 (COUNTY OF DAVIDSON))
 ()
 (The actual consideration or value, whichever is greater)
 (for this transfer is \$35,000.00.)
 ()
 ()
 (Subscribed and sworn to before me)
 (this 17th day of June, 2015.)
 ()
 ()
 ()
 (Notary Public)
 (My Commission Expires: _____)
 ()



[Signature]
 Affiant

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 17th day of June, 2015.

Mary Ruth Yarbrough
 MARYRUTH YARBROUGH

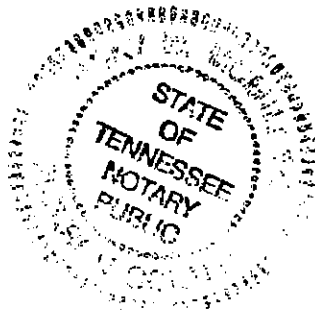
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 17th day of June, 2015, before me the undersigned, personally appeared Mary Ruth Yarbrough, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that she executed it for the purpose herein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of June, 2015.


Notary Public

My Commission Expires: 1-6-19



BK: 6487 PG: 899-901
15025235

3 PGS:AL-DEED	
389033	
06/22/2015 - 11:52 AM	
BATCH	389033
MORTGAGE TAX	0.00
TRANSFER TAX	129.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	147.50

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS

Device Location # _____ Project Record # 1041253 WO # _____

RIGHT OF WAY EASEMENT

Development Blanket Easement YES ☐ NO ☒ Name of Development _____

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, (whether one or more)
Mary Ruth Yarbrough and/by _____
Print Name _____ Print Name _____
(unmarried) (husband and wife) or (Print Business Name) _____ (business entity) for a good and valuable
consideration, the receipt whereof is hereby acknowledged, do hereby grant unto Middle Tennessee Electric Membership Corporation, a cooperative
corporation hereinafter "cooperative", whose address is Murfreesboro, Tennessee, and to its successors or assigns, the right to enter upon the lands of the
undersigned, situated in the County of Williamson State of Tennessee, at
(911 address) 1730 Skunk Creek Road Primm Springs TN 38476
house # _____ Street/road name _____ City _____ State _____ Zip _____

further described in County Tax Assessor's Tax Maps as

County Code 094 Map 00098 Group _____ Parcel 0160

which property may be further referenced as property of record in Deed Book 4835 Page 402 of the Register's Office of the above named county and may be further described according to Exhibit "I" attached hereto and incorporated herein by reference as if set forth herein at length verbatim, if attached, to construct, reconstruct, rephase, operate and maintain an electric transmission and/or distribution line or system on or under the above described lands and/or in, upon or under all streets, roads or highways abutting said lands: to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as Cooperative may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of conduits, wires, cables, poles, guy wire and anchors, hand holes, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 20 feet of the center line (a total of 40') of said line or system, or any tree that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right-of-way which may incidentally and necessarily result from the means of control employed); to prohibit, prevent and restrict the planting and/or maintenance of any trees, shrubbery or vegetation not approved in writing by MTEMC (except those trees that appear on the MTEMC approved standard planting guide) which approval may be withheld by MTEMC in its sole discretion if it determines said trees, shrubbery or vegetation may in the future interfere with or threaten to endanger the operation and maintenance of said line or system; to prohibit the planting of any trees, shrubbery or vegetation within 15' of a pole or transformer; to keep the easement clear of all buildings, structures or other obstructions; and to license, permit or otherwise agree to the joint use or occupancy of the lines, system or, if any of said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation for electrification or other utility purposes including but not limited to telephone.

The undersigned agree that all poles, wires and other facilities, including any main service entrance equipment, installed in, upon or under the above-described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative.

With respect to the planting or maintenance of any trees, shrubbery or other vegetation within twenty feet (20') of the centerline (a total of 40') of said line or system, the undersigned must secure in advance the written approval of the cooperative which approval may be withheld by MTEMC in its sole discretion if it determines said trees, shrubbery or vegetation may in the future interfere with or threaten to endanger the operation and maintenance of said line or system.

If any portion of the lines or system is placed underground, the right-of-way herein granted includes the right to install and maintain guy additions to overhead lines onto property of the undersigned.

The undersigned covenant that they are the owners of the above-described property and that said property is free and clear of encumbrances and liens of any character whatsoever.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 27th day of April, 2009

(Print Name) MARY Ruth YARBROUGH _____ (Legal Signature) Mary Ruth Yarbrough _____

(Print Name) _____ (Legal Signature) _____

OR

(Print Business Name) _____

(Authorized Representative Print Name & Title) _____ (Legal Signature) _____

(ACKNOWLEDGMENT)

STATE OF TENNESSEE
COUNTY OF Williamson

On this 27th day of April, 2009, before me personally appeared to me known (or proved to me on the basis of satisfactory evidence) to be the person or persons described in, and who executed the foregoing instrument, and acknowledge that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee, the day and year aforesaid.

Notary Public Janyca Thomas
My commission expires Sept 19, 2011

STATE OF TENNESSEE
COUNTY OF Williamson

On this _____ day of _____, 20____, before me personally appeared to me known (or proved to me on the basis of satisfactory evidence) to be the person or persons described in, and who executed the foregoing instrument, and acknowledge that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal at _____, Tennessee, the day and year aforesaid.

Notary Public _____
My commission expires _____

RECORDING STAMP
ON BACK PAGE

4/27/09
Alma McJannet

BK/PG:4835/507-508

09024495

EASEMENT	
05/29/2009	10:54 AM
BATCH	150456
HTG TAX	0.00
TRM TAX	0.00
REC FEE	10.00
DP FEE	2.00
REG FEE	0.00
TOTAL	12.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS

Greenbelt

Application for Greenbelt Assessment - Agricultural BK6071/468

The Agricultural, Forest and Open Space Land Act of 1976 ("Greenbelt Law") permits qualifying land to be assessed for property taxes at its use value rather than its fair market value which might be based on a more intensive use. YOU MAY BE LIABLE FOR "ROLLBACK" TAXES later if the land approved for greenbelt is converted to other uses or disqualified for greenbelt as the result of a sale or otherwise. The amount due would be the tax saved during the last three years of greenbelt classification. Before applying, you should carefully review this application and additional information about the greenbelt program which should be provided by your assessor.

Since April 14, 1992, the law requires that property must be actually used as agricultural land in order to qualify for the agricultural use classification. It must be part of a farm "engaged in the production or growing of crops, plants, animals, nursery, or floral products." The assessor may presume that property is used as agricultural land if it earns an average annual gross agricultural income of \$1,500 or more over any three years in greenbelt. However, the assessor will also consider other available evidence indicating how the property is actually used. The assessor may ask you about property income, ownership and other information needed to determine how the property is used and how it should be valued. Complete the remainder of this application to have your property considered for greenbelt.

RECORDING STAMP
ON BACK PAGE

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Description of Property					
District/Ward	Map/Block/Group	Control Map	Parcel	Special Interest	Acres
02	098	098	02000	000	80.33

1. Name: PARHAM LEDWELL DOYLE ETUX MARGIE 8. Source of Title:
2. Mailing Address: 7119 WESTVIEW BLVD Deed Book: 6620
FAIRVIEW TN 37062 Page: 541
3. Address of Property: W LICK CREEK RD 7780 Other: _____

4. Total Acreage: 80
5. Approximate acreage in crop, pasture or other active farm use: 65
6. Current crop(s) or other agricultural product(s) and expected yield or volume which will be sold:
Product Hay Expectec Yield or Sales 180 +/- Rolls
7. Do you own other property in this county which has been approved for greenbelt? Yes

I certify that I am an owner of the property described above, that the information I have supplied to the assess in applying for greenbelt is true and correct to the best of my knowledge and belief, and that I am presently using said property as agricultural land as described in the above instructions. I further certify that the property will produce gross agricultural income of at least \$1,500 per year on average over any three years it is classified "greenbelt." I understand the assessor may presume the property is not used as agricultural land if the property does not produce this minimum income, unless I prove otherwise that the property is actually being used as a farm. I have read and understand the requirements for greenbelt eligibility and agree to notify the assessor of any change in the use or ownership of the property which might affect the eligibility of this property of greenbelt.

Dated: 1/19/16Ledwell Parham
Property Owner

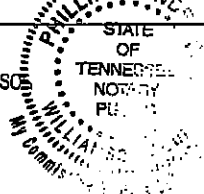
On this 19 day of January, 20 16, before me personally appeared the above named property owner, to me known to be the person described in and who executed the foregoing certification, and acknowledged its execution as (his) (her) free act and deed.

Phil McHard
Notary PublicMy Commission Expires: Sept. 29, 2018

THIS APPLICATION MUST BE ACCOMPANIED BY THE CURRENT RECORDATION FEE, OR OTHER ARRANGEMENTS MADE FOR PAYMENT OF SUCH FEE. THIS INSTRUMENT WAS PREPARED BY:

ASSESSOR'S USE
Approved <input checked="" type="checkbox"/>
Denied <input type="checkbox"/>

WILLIAMSON COUNTY PROPERTY ASSESSOR
1320 W. MAIN ST. SUITE 300
FRANKLIN, TN 37068

Wanda Edwards
Assessor of PropertyGreenbelt Specialist

BK: 6677 PG: 468-469

16006185

2 PGS:AL-GREENBELT	
421755	
02/22/2016 - 03:08 PM	
BATCH	421755
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS

