# ACCESS EASEMENT ACROSS WILLIAMSON CHAPEL'S 1514 NEEDMORE ROAD PROPERTY MAP 50, P/O PARCEL 177.00 & 178.00, WILSON COUNTY, TENNESSEE LEGAL DESCRIPTION

Property is a twenty-foot wide strip over and across an existing gravel drive used for ingress and egress purposes, extending from the east margin of Needmore Road, across portions of Parcels 177 & 178 on Wilson County Property Map 50, to the west boundary of Parcel 181, and more particularly described according to a field-run survey performed on April 24, 2017 by Quenton S. Pulliam, Registered Land Surveyor #TN2346 as follows:

Beginning at an iron rod found on the east margin of Needmore Road (50' R.O.W.), said rod representing the northwest corner of property conveyed to Williamson Chapel Church (Parcel 177), not of record in the Register's Office of Wilson County, Tennessee;

Thence, following the north boundary of said Williamson Chapel Church property, South 87 degrees 31 minutes 07 seconds East, a distance of 121.48 feet to an iron rod found at the northeast corner of said Williamson Chapel Church (Parcel 177) property;

Thence, with a new line, South 80 degrees 00' 30" East, a distance of 105.19 feet to a point on the west boundary of property conveyed to Charlene Jackson Robertson et al as of record in Deed Book 420, Page 668, of the Register's Office of Wilson County, Tennessee;

Thence, following said west boundary of Charlene Jackson Robertson et al, South 22 degrees 24 minutes 37 seconds East, a distance of 23.69 feet to a point;

Thence, leaving said west boundary of Charlene Jackson Robertson et al and following a new line, North 80 degrees 00 minutes 30 seconds West, a distance of 116.57 feet to a point:

Thence, North 87 degrees 31 minutes 07 seconds West, a distance of 120.00 feet to said east margin of Needmore Road (50' R.O.W.);

Thence, following said east margin, North 02 degrees 00 minutes 43 seconds East, a distance of 20.00 feet to the Point of Beginning.

Containing 4,632 square feet or 0.106 acres more or less.

Being portions the same properties conveyed to Williamson Chapel Church as of record in Deed Book 1057, Page 2246 (Parcel 178), and not of record (Parcel 179), in the Register's Office of Wilson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BY: Sidwell & Berrett, P.C. 121 First Avenue South, Suite 200 Franklin. Tempessee 37064

STATE OF TENNESSEE COUNTY OF WILSON The actual consideration or value, whichever is greater, for this transfer is



#### INGRESS/EGRESS EASEMENT FOR DRIVEWAY

This Agreement is entered into this 27th day of AOCI, 2017 by and between Williamson Chapel Christian Methodist Church, ("Grantor") and Kelly Ledet, ("Grantee").

WHEREAS, Grantor is the owner of certain real estate described indeed Book 1057, page 2256, Register's Office for Wilson County, Tennessee; and

WHEREAS, Grantee is the owner of certain real estate described in Book \_\_\_\_\_ page \_\_\_\_\_\_\_ Register's Office for Wilson County, Tennessee; and

WHEREAS, there exists a certain driveway serving the property owned by Grantee which crosses certain portions of the property owned by Grantor, and

WHEREAS, the parties hereto are desirous of formalizing the ability of Grantee to continue to use the driveway for the purpose of ingress and egress to his property:

NOW THEREFORE, for and in consideration of the sum of One and no/100 Dollar (\$1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, transfers and conveys unto Grantee, her heirs, successors and assigns, an easement to allow for a permanent driveway serving the property of Grantee to be located on and go across a portion of the property owned by Grantor and for further ingress and egress across the property of Grantor to achieve the above purposes more specifically described as follows:

#### See Attached Exhibit A

Being a portion of the same property conveyed to Grantor by deed of record in Deed Book 1957, page 2256, Register's office for Rutherford County, Tennessee.

This easement shall include the ability of Grantee or its assigns to enter into and on the easement area for the purposes of ingress and egress to the property of Grantor and to improve, maintain and service the driveway. This easement shall run with the land. Grantee shall be responsible for the maintenance and upkeep of the easement and shall indemnify and hold harmless Grantor from any claims arising therefrom.

TO HAVE AND TO HOLD said easement with the estate, title and interest thereto belonging to Grantees, their heirs, successors, and assigns, forever, and Grantors do covenant with Grantees that Grantors are lawfully seized and possessed of said easement and the underlying fee, have a good right to convey said easement, and the same is encumbered, except as herein set out; and Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said easement to Grantees, their heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Grant has been executed this 28 day of \_\_\_\_\_\_. 2017.

#### GRANTEE:

Williamson Chapel Christian Methodist Church

By Rev. Dr. Liam Hargrow, Sr.

its: Designated Agent

Jackie O. Jenkins

Its: Designated Agent

By: Teresa D. Smith Its: Designated Agent

STATE OF TENNESSEE COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Rev. Dr. Lynn Hargrow, Sr., with whom I am personally acquainted and who proved himself, to be the Designated Agent of Williamson Chapel Christian Methodist Church and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 40 day of Quil , 2017.

RUM

Notary Public

My Commission Expires: 8, 14, 17

STATE OF TENNESSEE COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jackie O. Jenkins, with whom I am personally acquainted and who proved himself, to be the Designated Agent of Williamson Chapel Christian Methodist Church and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28 day of

My Commission Expires: 2-22-2021

STATE OF TENNESSEE COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Teresa D. Smith., with whom I am personally acquainted and who proved himself, to be the Designated Agent of Williamson Chapel Christian Methodist Church and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28 day of April

Notary Public Corp.

My Commission Expires: 2/22/2020

STATE OF TENNESSEE COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kelly Ledet, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this day of . 201

Notary Public

My Commission Expires: 3-27-18

#### **EXHIBIT** A

## ACCESS EASEMENT ACROSS WILLIAMSON CHAPEL'S 1514 NEEDMORE ROAD PROPERTY MAP 50, P/O PARCEL 177.00 & 178.00, WILSON COUNTY, TENNESSEE LEGAL DESCRIPTION

Property is a twenty-foot wide strip over and across an existing gravel drive used for ingress and egress purposes, extending from the east margin of Needmore Road, across portions of Parcels 177 & 178 on Wilson County Property Map 50, to the west boundary of Parcel 181, and more particularly described according to a field-run survey performed on April 24, 2017 by Quenton S. Pulliam, Registered Land Surveyor #TN2346 as follows:

Beginning at an iron rod found on the east margin of Needmore Road (50° R.O.W.), said rod representing the northwest corner of property conveyed to Williamson Chapel Church (Percel 177), not of record in the Register's Office of Wilson County, Tennessee;

Thence, following the north boundary of said Williamson Chapel Church property, South 87 degrees 31 minutes 07 seconds East, a distance of 121.48 feet to an iron rod found at the northeast corner of said Williamson Chapel Church (Parcel 177) property;

Thence, with a new line, South 80 degrees 00' 30" East, a distance of 105.19 feet to a point on the west boundary of property conveyed to Charlene Jackson Robertson et al as of record in Deed Book 420, Page 668, of the Register's Office of Wilson County, Tennessee;

Thence, following said west boundary of Charlene Jackson Robertson et al, South 22 degrees 24 minutes 37 seconds East, a distance of 23.69 feet to a point;

Thence, leaving said west boundary of Charlene Jackson Robertson et al and following a new line, North 80 degrees 00 minutes 30 seconds West, a distance of 116.57 feet to a point:

Thence, North 87 degrees 31 minutes 07 seconds West, a distance of 120.00 feet to said east margin of Needmore Road (50° R.O.W.);

Thence, following said east margin, North 62 degrees 00 minutes 43 seconds East, a distance of 20.00 feet to the Point of Beginning.

Containing 4,632 square feet or 0.106 acres more or less.

Being portions the same properties conveyed to Williamson Chapel Church as of record in Deed Book 1057, Page 2246 (Parcel 178), and not of record (Parcel 179), in the Register's Office of Wilson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BY: Slowell & Burrets, P.C. 121 First Avenue South, Suite 200 Franklin, Termesson 37054 STATE OF TENNESSEE COUNTY OF WILSON The actual consideration or value, whichever is greater, for this transfer is \$0.00.



#### INGRESS/ÉGRESS EASEMENT FOR DRIVEWAY

This Agreement is entered into this 22 th day of April 2017 by and between Williamson Chapel Christian Methodist Church, ("Grantor") and Kelly Ledet, ("Grantor").

WHEREAS, Grantor is the owner of certain real estate described indeed Book 1057, page 2256, Register's Office for Wilson County, Tennessee; and

WHEREAS, Grantee is the owner of certain real estate described in Book page
Register's Office for Wilson County, Tennessee; and

WHEREAS, there exists a certain driveway serving the property owned by Grantee which crosses certain portions of the property owned by Granton; and

WHEREAS, the parties hereto are desirous of formalizing the ability of Grantee to continue to use the driveway for the purpose of ingress and egress to his property:

NOW THEREFORE; for and in consideration of the sum of One and no/100 Dollar (\$1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Granter hereby grants, bargains, sells, transfers and conveys unto Grantee, her heirs, successors and assigns, an easument to allow for a permanent driveway serving the property of Grantee to be located on and go across a portion of the property owned by Granter and for further ingress and egress across the property of Granter to achieve the above purposes more specifically designed as follows:

#### See Attriched Exhibit A

Being a portion of the same property conveyed to Grantor by deed of record in Deed Book 1057, page 2256, Register's office for Rutherford County, Teanessee.

This easement shall include the ability of Grantee or its assigns to enter into and on the easement area for the purposes of ingress and egress to the property of Granter and to improve, maintain and service the drivetvey. This easement shall run with the land. Grantee shall be responsible for the maintenance and uplaces of the easement and shall indemnify and hold harmless Granter from any claims arising therefrom.

TO HAVE AND TO HOLD said easement with the estate, title and interest thereto belonging to Grantees, their heirs, successors, and assigns, forever, and Granters do covenant with Grantees that Granters are lawfully seized and possessed of said easement and the underlying fee, have a good right to convey said easement, and the same is encumbered, except as herein set out; and Granters do further covenant and bind themselves, their heirs and representatives, to warrant and inverse defined the title to said easement to Grantees, their heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Grant has been executed this  $\frac{28}{28}$  day of  $\frac{1000}{1000}$ . 2017.

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GRANTOR:

GRANTEE:

Williamson Chapel Christian Methodist Church

By. Rev. Dr. Lynn Hargrow, Sr. its: Designated Agent

Kelly Ledet

0 By. Jackie O. Jenkins Its: Designated Agent

Dewal By: Teresa D. Smith

Its: Designated Agent

STATE OF TENNESSEE COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Rev. Dr. Lynn Hargrow, Sr., with whom I am personally acquainted and who proved himself, to be the Designated Agent of Williamson Chapel Christian Methodist Church and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this & Bud day of Quil

Notary Public My Commission Expires: 8. 14.17

STATE OF TENNESSEE COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jackie O. Jenkins, with whom I am personally acquainted and who proved himself, to be the Designated Agent of Williamson Chapel Christian Methodist Church and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes BERRY SILE therein contained

Witness my hand and seal this 28th day of ADLI , 2017.

TRUM

(1983年) (1985年) (1985年)

My Commission Expires: 2-22-2020

STATE OF TENNESSEE COUNTY OF WILSON

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Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Teresa D. Smith., with whom I am personally acquainted and who proved himself, to be the Designated Agent of Williamson Chapel Christian Methodist Charch and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28 day of April

1.62

My Commission Expires: 2/22/2020

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kelly Ledet, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this	day of	, 2017.
My Commission Expires:	Notary Public	

#### EXHUBIT A

#### ACCESS EASEMENT ACROSS WILLIAMSON CHAPEL'S **1514 NEEDMORE ROAD PROPERTY** MAP 50, P/O PARCEL 177.00 & 178.00, WILSON COUNTY, TENNESSEE LEGAL DESCRIPTION

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Beginning at an iron rod found on the east margin of Needmore Road (50' R.O.W.), said rod representing the northwest corner of property conveyed to Williamson Chapel Church (Farcel 177), not of record in the Register's Office of Wilson County, Tennesses;

Thence, following the north boundary of said Williamson Chapel Church property, South 87 degrees 31 minutes 07 seconds East, a distance of 121.48 feet to an iron rod found at the northeast corner of said Williamson Chapel Church (Parcel 177) property;

Thence, with a new line, South 80 degrees 00° 30" East, a distance of 105.19 feet to a point on the west boundary of property conveyed to Charlene Jackson Robertson et al as of record in Deed Book 420, Page 668, of the Register's Office of Wilson County, Tennessee;

Thence, following said west boundary of Charlene Jackson Robertson etal, South 22 degrees 24 minutes 37 seconds East, a distance of 23.69 feet to a point;

Thence, leaving said west boundary of Charlene Jackson Robertson etal and following a new line, North S0 degrees 00 minutes 30 seconds West, a distance of 116.57 feet to a point:

Thence, North 87 degrees 31 minutes 07 seconds West, a distance of 120.00 feet to said east margin of Needmore Road (50' R.O.W.);

Thence, following said east margin, North 02 degrees 00 minutes 43 seconds East, a distance of 20.00 feet to the Point of Beginning.

Containing 4,632 square feet or 0.106 acres more or less.

Being portions the same properties conveyed to Williamson Chapel Church as of record in Deed Book 1057, Page 2246 (Parcel 178), and not of record (Parcel 179), in the Register's Office of Wilson County, Tennessee.

### Williamson Chapel Christian Methodist Episcopal Church 1576 Needmore Road Old Hickory, Tennesson Phone (615)758-7303 Reversed Dr. Lynn Hargrow, Poster

April 28, 2017

To Whom It May Concern:

Listed below are the names and positions of the signers of the Driveway Easement being granted to Kelley Ledet and Katie Storey for property known as 1586 Needmore Road, Old Hickory, TN 37138. The burdened property being 1576 Needmore Road, Old Hickory, TN 37138 which is currently the location of Williamson Chapel Christian Methodist Clarch.

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Dr. Lynn Hargrow, Sr., Pastor

Jackie O. Jenkina, Trustee Board Chairporson

Teresa Darlene Smith, Steward Board Chairperson 100

Carlene C. Jenkins Corresponding secretary

Return Recorded Document to:

Steart A. Huffman, Roc. 306 Gay Street, Suite 301 Nashville, Tennesses 37201

#### GRANT OF WATER LINE EASEMENT

This indexture, made and entered into this \_5th\_ day of \_\_Iaumary\_\_\_, 2009, by and between, ELEANOR JACKSON CARUTHERS, CHARLENE JACKSON ROBERTSON, MARY MARTHA JACKSON JOHNSON, J.W. JACKSON, JR., BRIAN JACKSON, DELMAS JACKSON, HI, DANIELLE JACKSON, DENISE JACKSON, hereinafter called GRANTORS, and ROVENE JENNINGS, hereinafter called the GRANTEE.

With permission of all GRANTORS, ELEANOR JACKSON CARUTHERS and MARY MARTHA JACKSON JOHNSON will sign on behalf of the remaining GRANTORS:

WITNESSETH, that, for and in consideration of the sum of One Dollar (\$1.00), each in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the benefits to be configured on GRANTORS' property, GRANTORs, and for and on behalf of his, her, is or their heirs, administrators, executors, successors and assigns and for and on behalf of suyone claiming by, through or under GRANTORS', hereby grants unto the GRANTEE and his, her, in or their heirs, administrators, executors, successors and assigns, a non-exclusive, perpetual essement in, on, over, upon, across, under and through the following described property (the "Essement Area"):

Described in Exhibit "A" and Depisted in Exhibit "B" Attached Heroto and by this Reference Made a Part Thereof

The rights, benefits, privileges, and essements granted herein are for the purpose of the use, replacement, reconstruction, maintenance and repair, and the non-exclusive use and enjoyment of, an underground potable water line and all appurtenant facilities to transport potable water together with the right to perform such excavation, grading, and genance earth disturbing activities necessary or incidental thereto, and together with all rights, mambers and appurtenances to said easement and right of way in any way appertaining or belonging. The essements granted herein shall include all rights, benefits, privileges, and easements necessary or convenient for the full enjoyment and use of the Essement Area for the purposes described herein and shall include the necessary easements and rights for ingress and egress over the feasement Area and the right to cut away and keep clear, remove and dispose of all trees and to remove and dispose of all obstructions now on the Essement Area by the GRANTOR or any person, which removal is necessary for the GRANTEE'S use of the Essement Area; provided, however, that the GRANTEE shall restore the surface area and all permitted landscaping, paving and other permitted improvements to the same condition as existed before such distinctions of the surface area; and, further provided that, if the affected area within the Essement Area is that and has not been improved with landscaping, such areas shall be smoothed to commercial laway grade and seeded with grass following such disturbances.

Except for the rights, privileges, benefits and essements granted herein, GRANTORS reserves unto itself all rights of ownership, including all oil, gas and mineral rights, and use to the essement area not inconsistent herewith; provided that such uses shall not interfere with the proper operation, unsintenance and repair to the water line and facilities.

GRANTEE may, at its own expense and with prior written consent of GRANTORS, trim, out, and remove any trees, shrubbery, fraces, structures, or other obstructions in the Essement Area deemed by the GRANTEE to interfere with the proper and efficient use of the Essement for the purposes stated above. In no way is the frace line and tree line on the northern border of GRANTORS' real property to be damaged or removed.

The GRANTEE, its successors and sasigns, is hereby forever liable for any and all claims for property damages associated with the permanent water line easement crossing the GRANTORS' property described in Enhibit "A" and for present and future uses thereof by GRANTEE, its successors and assigns, for all purposes for which the GRANTEE is authorized to maintain and aspair the easement and water line contained therein.

The ensement granted herein shall run with and bind the land, benefiting the GRANTEB'S property, and burdening the GRANTORS' property of which the Easement Area is a part.

IN WITNESS WHEREOF, the GRANTORS have signed, sealed and delivered this instrument day and year first set forth above.

| Jean A Garkage Constitute
| ELEANOR JACKSON CARUTHERS

Mary Meilla Gilling Gilling MARYMARTHA JACKSON JOHNSON

STATE OF TENNESSEE )
COUNTY OF )

Fersonally appeared before me, the undersigned, a Notary Public in and for said State and County, ELEANOR JACKSON CARUTHERS and MARY MARTHA JACKSON JOHNSON, the within named bargaines[s], with whom I am personally acquainted (or proved to me on the basis of anisalactory evidence), and who acknowledged that he she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of January , 2009.

Note

My Commission Expires: 5/8/2012

Book 1332 Page 1284

STATE OF TENNESSEE )
COUNTY OF )

The actual consideration for this transfer is \$1.930.00

Blance Gacken Courts

Subscribed and awarn to before me this  $\underline{5^{th}}$  day of  $\underline{\underline{\text{January}}}$ , 2009.

Notary Public

My Commission Expires: 5/8/201>

2368438.1

Book 1332 Page 1285

January 5, 2009

#### «EXHIBIT A»

#### LEGAL DESCRIPTION FOR EASEMENT

A 15.00 foot wide strip being a portion of the tract or parcel of land as recorded in Map 50, Parcel 181, Deed Book 420, Page 668, Wilson County, Tennessee, the line of which is described as 5-Herry.

Beginning at the Northeast corner of Map 50, Parcel 181, thence along westerly, fifteen fact (157) south of the northern boundary of said Parcel, continuing four hundred eighty-five fact (485°);

Theore a twenty degree angle (20") curve to the southwest continuing firty fest (40") with terminus on the western side of Parcel 181, approximately fifty feet (50") south of the Northwest corner of the tract or parcel of land recorded in Map 50, Parcel 181, Doed book 420, Page 668.

THE ATTACHED EXHIBIT "B" IS MADE A PART HEREOF.



Book 1332 Page 1286

