

City of Columbia City Council
Study Session Agenda
September 7, 2023 - 5:30 PM

City Hall Council Chambers
700 North Garden Street
Columbia, TN 38401
Phone: 931-560-1510

Chaz Molder, Mayor
Randy McBroom, Vice Mayor
Council Member DaVena Hardison, Ward 1
Council Member Debbie Wiles, Ed. D., Ward 2
Council Member Anthony Greene, Ward 3
Council Member Kenny Marshall, Ward 4
Council Member Danny Coleman, Ward 5

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Tony Massey, City Manager
C. Tim Tisher, City Attorney
Thad H. Jablonski, City Recorder
Liz Bermudez, Recording Secretary

The City Council of the City of Columbia welcomes your presence and participation at this meeting. If you wish to address Council regarding any item on the Agenda, please sign the sign-up sheet and indicate which agenda item you would like to comment on. You will have the opportunity to comment on an item when it comes up on the Agenda and before Council votes on the item. Once recognized, you may then come to the podium and state your name and address. Anyone requesting accommodations due to disabilities should contact the ADA Coordinator, Wanda McClain, at 931-560-1570 prior to the meeting.

PUBLIC HEARINGS

1. PUBLIC HEARING ON RESOLUTION NO. 23-57 (RELATES TO ITEM 9.4) - A RESOLUTION TO ANNEX AND APPROVE A PLAN OF SERVICES FOR A PORTION OF TAX MAP 88 PARCEL 33.07, LOCATED OFF ESTES LANE AND TREATMENT PLANT ROAD, INTO THE CITY OF COLUMBIA - WARD 2

    1. Staff Report Resolution No. 23-57 PH
    2. Resolution No. 23-57
    3. Resolution No. 23-57 Exhibit A
    4. Resolution No. 23-57 Exhibit B
    5. Resolution No. 23-57 Exhibit C
    6. Resolution No. 23-57 Plan Of Services
    7. Resolution No. 23-57 DS Staff Report
    8. Resolution No. 23-57 Concept

2. PUBLIC HEARING ON ORDINANCE NO. 4473 (RELATES TO ITEM 10.1) - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING 1205 EAST END STREET, LOCATED AT TAX MAP 99 PARCEL 59.04, FROM CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 3

    1. Staff Report Ordinance No. 4473 PH
    2. Ordinance No. 4473
    3. Ordinance No. 4473 - Exhibit A
    4. Ordinance No. 4473 - Exhibit B
    5. Ordinance No. 4473 Updated DS Staff Report
    6. Ordinance No. 4473 DS Staff Report
    7. Ordinance No. 4473 Updated Concept

3. PUBLIC HEARING ON ORDINANCE NO. 4475 (RELATES TO ITEM 10.2) - AN ORDINANCE TO AMEND ORDINANCE 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING MULTIPLE PROPERTIES WITHIN THE CARRIAGE HILLS SUBDIVISION, LOCATED OFF CARTERS CREE PIKE, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) - WARD 5

    1. Staff Report Ordinance 4475 PH
    2. Ordinance No. 4475 as amended
    3. Ordinance No. 4475 - Exhibit A
    4. Ordinance No. 4475 - Exhibit B
    5. Ordinance No. 4475 DS Staff Report
    6. Ordinance No. 4475 Concept Plan

1. **CALL TO ORDER/ROLL CALL.**

2. **INVOCATION BY TANYA MASON OF BETHEL CHAPEL AME CHURCH.**

3. **PLEDGE OF ALLEGIANCE.**

4. **APPROVAL OF AGENDA.**

5. **PRESENTATIONS.**

   5.1 PRESENTATION BY HABITAT FOR HUMANITY (REGULAR MEETING ONLY) - .

6. **ORGANIZATIONAL BUSINESS.**

   6.1 APPROVE THE MINUTES OF THE AUGUST 10, 2023 COUNCIL REGULAR MEETING - CITY MANAGER'S OFFICE.

   RECOMMENDATION: Approve.

   ATTACHMENTS: August 10, 2023 Minutes

   6.2 APPROVE THE RETIREMENT BENEFITS FOR TERRY REDDING, TRAFFIC MAINTENANCE TECH II, PUBLIC WORKS DEPARTMENT - HUMAN RESOURCES.

   RECOMMENDATION: Approve.

   INFORMATION: Terry Redding has been an employee of the City of Columbia for 27 years. His effective retirement date is September 16, 2023 with pension payments to begin on October 1, 2023.

   ATTACHMENTS: Staff Report.

   6.3 APPROVE THE RETIREMENT BENEFITS FOR KIMBERLY ELLIOTT, ADMINISTRATIVE ASSISTANT, WASTEWATER DEPARTMENT - HUMAN RESOURCES.

   RECOMMENDATION: Approve.

INFORMATION: Kimberly Elliott has been an employee of the City of Columbia for 23 years. Her effective retirement date is October 2, 2023 with pension payments to begin on November 1, 2023.

ATTACHMENTS: Staff Report Kim Elliott

6.4. ELECTION OF ERNIE ALLEN, JR., TO THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT BOARD AND THE HEALTH, EDCUATIONAL AND HOUSING FACILITY BOARD TO FILL AN UNEXPIRED TER ENDING ON NOVEMBER 14, 2023 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

6.5. APPROVE THE MAYOR'S APPOINTMENT OF LORIE FISHER TO THE CITY OF COLUMBIA HISTORIC ZONING COMMISSION TO FILL AN UNEXPIRED TERM THAT ENDS ON JANUARY 14, 2026 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

6.6. COUNCIL'S APPOINTMENT OF MEMBERS TO THE CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS BOARD - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Pursuant to Section 113 of the 2018 IBC, in order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals.

7. CONSENT AGENDA

7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF JULY 2023 IN THE AMOUNT OF $7,759,349.72 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: July 2023 Disbursements

7.2. APPROVE AND AUTHORIZE THE DISPOSAL OF SURPLUS EQUIPMENT - FINANCE.

RECOMMENDATION: Approve and authorize the disposal of surplus equipment as listed on the attachment per policy as defined within the City of Columbia Purchasing Manual.

INFORMATION: Various items have been identified by the department as surplus. An attempt will be made to sell all items at public auction. The value of those not sold will be reassessed and disposed of as prescribed by City policy.

ATTACHMENTS: September 2023 Surplus

7.3. APPROVE CERTIFICATION OF OFFICIALS DESIGNATED AS SIGNATORIES AT THE CITY'S BANKING INSTITUTIONS - FINANCE.

RECOMMENDATION: Approve.

INFORMATION: The attached Certification of Officials form includes City officials serving in their respective roles specified in Banking Resolution No. 23-05. City officials listed on the certification form currently hold said positions, having served in such since September 14, 2023.

ATTACHMENTS: Staff Report Certification of Officials, Certification of Officials Form

7.4. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE AN EIGHTY-FOUR-MONTH LEASE AGREEMENT WITH WILLIAM C. HARGROVE FOR THE LEASE OF PROPERTY TO BE UTILIZED AS A FIRING RANGE IN THE AMOUNT OF $13,200 FOR FY23-24 - POLICE DEPARTMENT.

RECOMMENDATION: Approve and authorize the execution of an 84-month lease agreement with William C. Hargrove for property utilized as a Firearms Range.

INFORMATION: The Police Department has had a non-exclusive lease on 84 acres of land on Williamsport Pike for use as a firearms range for a number of years. The Police Department wishes to

execute an 84-month lease on approximately 5.5 acres at a cost of $ 13,200 annually, with a ten percent increase every three years (paid in quarterly payments). Due to the cost efficiency, the lease term is for a total of seven years.

CERTIFICATION: The Chief Financial Officer certifies that $13,200 is budgeted and unencumbered in Police Dept-Support Services - Rents.

ATTACHMENTS: Staff Report Firing Range, Williamsport Pike Range lease, Lease Area Description Exhibit A, Williamsport Lease Area with Aerial , Williamsport Lease Area

7.5. APPROVE AND AUTHORIZE THE SOLE SOURCE PROCUREMENT FOR A THERMO SCIENTIFIC FIRSTDEFENDER RMX UNIT IN THE AMOUNT OF $53,550 (FIFTY-THREE THOUSAND FIVE HUNDRED FIFTY DOLLARS) FOR FIRE & RESCUE, EMERGENCY MANAGEMENT DIVISION - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: The Emergency Management Division is requesting the sole source procurement for a Thermo Scientific FirstDefender RMX unit for rapid, accurate identification of unknown chemicals including explosives, narcotics, toxic industrial chemicals, precursors, white powders and more. Responder and community safety are critical when analyzing potentially hazardous materials. This instrument provides more flexibility and increased safety for first responders.

CERTIFICATION: The Chief Financial Officer certifies that $53,550 is budgeted and unencumbered in Fire Dept - Emer Mgmt - Controllable Assets.

ATTACHMENTS: Staff Report Thermo Scientific FirstDefender RMX Unit, Tennessee Sole Source Letter 8-2023 (002), First Defender RMX

7.6. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND

TRAILHEAD MEDIA IN THE AMOUNT OF $9,750 FOR DIGITAL BILLBOARD ADVERTISING ON NORTHBOUND INTERSTATE 65 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Digital billboards are just one tactic of the Visit Columbia marketing strategy designed to reach thousands of travelers daily along interstates and surface streets of the Nashville/Middle TN area, encouraging and inspiring travel to Columbia while building brand awareness.

CERTIFICATION: The Chief Financial Officer certifies that $9,750 is budgeted and unencumbered in Tourism Enhancement-General Fund - Professional Services.

ATTACHMENTS: Staff Report Trailhead Media, Trailhead Media Contract 2023-24

7.7. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND LAMAR ADVERTISING IN THE AMOUNT OF $12,000 FOR DIGITAL BILLBOARD ADVERTISING IN THE NASHVILLE/MIDDLE TN AREA - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: Digital billboards are just one tactic of the Visit Columbia marketing strategy designed to reach thousands of travelers daily along interstates and surface streets of the Nashville/Middle TN area, encouraging and inspiring travel to Columbia while building brand awareness.

CERTIFICATION: The Chief Financial Officer certifies that $12,000 is budgeted and unencumbered in Tourism Enhancement-General Fund - Professional Services.

ATTACHMENTS: Staff Report Lamar, Lamar - 2023-24 Contract

7.8. APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND PERENNIAL COMMUNICATIONS IN THE AMOUNT OF $2,545

FOR ADVERTISING IN THE NEW RESIDENTS GUIDE - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: The New Residents Guide is published twice a year, and is designed to be a resource for new and relocating residents with articles, tips, and business resources for the communities of Maury and Williamson County.

CERTIFICATION: The Chief Financial Officer certifies that $2,545 is budgeted and unencumbered in Tourism Enhancement - Other Charges & Services.

ATTACHMENTS: Staff Report Perennial Communications New Residents Guide, New Residents Guide Contract

7.9. APPROVE AND AUTHORIZE THE MAYOR TO SIGN AGREEMENT NO. 230183 WITH THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) FOR BRIDGE REPLACEMENT AT NORTH JAMES M CAMPBELL BOULEVARD OVER TENNESSEE SOUTHERN RAILROAD PIN 124542.00. STATE PROJECT NO. 60HPB1-S3-006 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: This project was identified in the IMPROVE Act and would consist of replacing the bridge along North James M. Campbell Boulevard over Tennessee Southern Railroad in Columbia, Tennessee. The proposed bridge is to be one hundred thirty (130) feet long concrete beam bridge with one (1) span. The bridge replacement will be 100% state funded.

ATTACHMENTS: TDOT Agreement No. 230183 Staff Report, TDOT Agreement No. 2308183

7.10. APPROVE A SURETY RELEASE IN THE AMOUNT OF $160,800 TO TRACK WEST PARTNERS, LLC FOR 610 S. JAMES M. CAMPBELL BOULEVARD IN THE CITY OF COLUMBIA, TENNESSEE- WARD 4 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Surety Guarantee Release.

INFORMATION: On December 22, 2022, a surety guarantee in the amount of $160,800 was deposited from Track West Partners, LLC to ensure the completion of roads and paving for 610 S. James M. Campbell Boulevard (Chipotle Mexican Grill) in the City of Columbia, Tennessee. The Engineering Division has made inspections and found the final paving to be acceptable.

CERTIFICATION: The Chief Financial Officer certifies that $160,800 is budgeted and unencumbered in Letters Of Credit/Surety Bonds/Called Bonds.

ATTACHMENTS: Staff Report Surety Release Track West Partners, TN Columbia - City Cash Bond Release Request

7.11. APPROVE A SURETY RELEASE IN THE AMOUNT OF $20,000 TO HONEY FARMS MANAGEMENT, LLC FOR THE COMPLETION OF PAVING FOR HONEY FARMS DEVELOPMENT, PHASE 2, SECTION 1A, IN THE CITY OF COLUMBIA, TENNESSEE- WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Surety Guarantee Release.

INFORMATION: On December 13, 2016, a surety guarantee in the amount of $20,000 was deposited from Honey Farms Management, LLC to ensure the completion of paving for Honey Farms Development, Phase 2, Section 1A, in the City of Columbia, Tennessee. The Engineering Division has made inspections and found the final paving to be acceptable.

CERTIFICATION: The Chief Financial Officer certifies that $20,000 is budgeted and unencumbered in Letters Of Credit/Surety Bonds/Called Bonds.

ATTACHMENTS: Staff Report Surety Release Honey Farm Phase 2 Section 1A, Honey Farms Development -surety deposits, Honey Farm Townhomes Phase 2 Section 1

7.12. APPROVE A SURETY RELEASE IN THE AMOUNT OF $40,000 TO HONEY FARMS MANAGEMENT, LLC FOR THE

COMPLETION OF PAVING FOR HONEY FARMS DEVELOPMENT, PHASE 2, SECTION 2, IN THE CITY OF COLUMBIA, TENNESSEE- WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Surety Guarantee Release.

INFORMATION: On January 12, 2019, a surety guarantee in the amount of $40,000 was deposited from Honey Farms Management, LLC to ensure the completion of paving for Honey Farms Development, Phase 2, Section 2, in the City of Columbia, Tennessee. The Engineering Division has made inspections and found the final paving to be acceptable.

CERTIFICATION: The Chief Financial Officer certifies that $40,000 is budgeted and unencumbered in Letters Of Credit/Surety Bonds/Called Bonds.

ATTACHMENTS: Staff Report Surety Release Honey Farms Phase 2 Section 2, Honey Farms Development -surety deposits, Honey Farm Townhomes Phase 2 Section 2

7.13. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE A THREE-YEAR AGREEMENT BETWEEN THE CITY OF COLUMBIA AND ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC. (ESRI) FOR ACCESS TO LICENSE SOFTWARE IN THE AMOUNT OF $39,700, THE ANNUAL SUBSCRIPTION RATE - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: ESRI offers a Small Municipal and County Government Enterprise Agreement (SGEA) for access to software and GIS technology. This three-year agreement provides all departments' eligibility for use of all software and services provided within the scope for the annual rate of $39,700.

CERTIFICATION: The Chief Financial Officer certifies that $19,850 is budgeted and unencumbered in Wastewater Fund - Software Support & Maintenance and $19,850 is budgeted and

unencumbered in General Fund-Miscellaneous - Software Maintenance.

ATTACHMENTS: Staff Report ESRI Agreement, ESRI GIS Renewal

7.14. APPROVE AND AUTHORIZE THE MAYOR TO SIGN AMENDMENT NO. 1 (REVISED) FOR PROFESSIONAL SERVICES WITH GRESHAM, SMITH AND PARTNERS FOR THE NASHVILLE HIGHWAY AND BEAR CREEK PIKE INTERSECTION PROJECT - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Amendment No. 1 (Revised) to the current contract with Gresham, Smith and Partners.

INFORMATION: Development Services prepared a Request for Qualifications and advertised for consultant engineers to provide services related to Rights-of-Way, design, and construction of intersection improvements at Nashville Highway (ST6-/US-31) and Bear Creek Pike (SR-99/US-412) intersection East to Tom Hitch Parkway.

The purpose of this Amendment No. 1 (Revised) is to modify The Effective Date of this Amendment from March 3, 2023 to August 25, 2023. All other terms and modifications remain the same.

ATTACHMENTS: Staff Report Amendment 1 Revised, Amendment No. 1 Revised

7.15. APPROVE THE PURCHASE FROM WAYPOINT OF NETWORK COMMUNICATIONS EQUIPMENT PER THE MIS REPLACEMENT SCHEDULE IN THE AMOUNT OF $264,788.61 UTILIZING STATE CONTRACTS - MIS.

RECOMMENDATION: Approve.

INFORMATION: The Purchasing Agent approved the National Cooperative Purchasing Alliance contract bid #NCPA 01-96 for Dell, Inc. for a six-year term from October 1, 2015, to October 31, 2023. The vendor of record for the contract is Dell, Inc. Waypoint

is a Dell partner.

Per Quote AAAQ17484 obtained from Waypoint reflecting our choice of configuration:

39 Enterprise Network Switches & 5-year support including license fees totaling $229,988.61

Onsite Implementation Services will be purchased for the amount of $34,800.

The total purchase is $264,788.61 to Waypoint per NCPA State Contract #NCPA 01-96.

CERTIFICATION: The Chief Financial Officer certifies that $264,789 is budgeted and unencumbered in Management Information Systems - Computer Equipment.

ATTACHMENTS: Staff Report Waypoint, Waypoint Quote

7.16. APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE CHANGE ORDER #1 TO CONTRACT # 1222-C3 WITH PATH COMPANY, LLC IN THE AMOUNT OF $221,908 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: Change Order #1 consists of a 50-ton chiller, 2 chilled water pumps and controls installation serving the Administration Building of the Wastewater Department. The existing unit is 23 years old and has caused several problems this summer. The total cost of Change Order #1 is $221,908, bringing the total cost of Contract 1222-C3 to $1,046,605.

CERTIFICATION: The Chief Financial Officer certifies that $221,908 will be included in appropriation amendment #1 in Wastewater-Treatment Plant-Buildings/Structure on second consideration on October 12, 2023.

ATTACHMENTS: Staff Report Change Order 1, Path Change Order No. 1

8. ADMINISTRATION.

8.1. APPROVE THE CONTRACTUAL AGREEMENT BETWEEN THE CITY OF COLUMBIA AND MAURY COUNTY SENIOR CITIZENS CENTER, INC. IN THE AMOUNT OF $38,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia Human Resource Department was abolished in 2002 and one of the former City employees became an employee of the Senior Citizens with the agreement that the City of Columbia would continue to pay the employee's annual salary. The length of this contract is for one-year and in the amount of $38,000 for the employee's salary and for general support of Maury County Senior Citizens Center, Inc., whose services promote the general welfare of the residents of Columbia.

CERTIFICATION: The Chief Financial Officer certifies that $38,000 is budgeted and unencumbered in City Council - Contractual Agreements.

ATTACHMENTS: Staff Report Maury County Senior Citizens Center, Maury County Senior Citizens Contract

8.2. APPROVE THE CONTRACTUAL AGREEMENT BETWEEN THE CITY OF COLUMBIA AND MAURY COUNTY REGIONAL AIRPORT AUTHORITY IN THE AMOUNT OF $10,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: This contract provides for the City of Columbia to provide $10,000 to support the maintenance and continued operation of the Maury County Regional Airport.

CERTIFICATION: The Chief Financial Officer certifies that $10,000 is budgeted and unencumbered in City Council - Contractual Agreements.

ATTACHMENTS: Staff Report Maury County Regional Airport Authority, Maury Regional Airport Authority Contract

8.3. APPROVE THE CONTRACTUAL AGREEMENT BETWEEN THE CITY OF COLUMBIA AND KEEP MAURY BEAUTIFUL IN THE AMOUNT OF $8,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: This contract provides for the payment of $8,000 to Keep Maury Beautiful, Inc., to support the programs and continued operation of keeping the City of Columbia clean.

CERTIFICATION: The Chief Financial Officer certifies that $8,000 is budgeted and unencumbered in City Council - Contractual Agreements.

ATTACHMENTS: Staff Report Keep Maury Beautiful, Keep Maury Beautiful Contract

8.4. APPROVE THE CONTRACTUAL AGREEMENT BETWEEN THE CITY OF COLUMBIA AND TENNESSEE REHABILITATION CENTER AT COLUMBIA IN THE AMOUNT OF $17,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: This contract provides for the payment of $17,000 to Tennessee Rehabilitation Center at Columbia for the purpose of training and assisting Columbia’s residents in finding vocational opportunities.

CERTIFICATION: The Chief Financial Officer certifies that $17,000 is budgeted and unencumbered in City Council - Contractual Agreements.

ATTACHMENTS: Staff Report TN Rehab, TN Rehab Contract

8.5. APPROVE THE CONTRACTUAL AGREEMENT FOR ECONOMIC DEVELOPMENT SERVICES BETWEEN THE CITY OF COLUMBIA AND MAURY COUNTY CHAMBER AND ECONOMIC

ALLIANCE IN THE AMOUNT OF $100,000 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: The purpose of this contract is for the Maury County Chamber and Economic Alliance to promote the economic development and perform certain economic development services for the benefit of the City of Columbia. This agreement is in the amount of $100,000 for a one-year term.

The contract calls for quarterly payments to the Maury County Chamber and Economic Alliance contingent upon quarterly presentation to the City Council.

CERTIFICATION: The Chief Financial Officer certifies that $100,000 is budgeted and unencumbered in City Council - Contractual Agreements.

ATTACHMENTS: Staff Report Maury County Chamber & Economic Alliance, Maury County Chamber & Economic Alliance Contract

9. RESOLUTIONS.

9.1. RESOLUTION 23-50 - A RESOLUTION TO RATIFY AUTHORIZATION OF THE CITY OF COLUMBIA TO APPLY FOR THE STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION WATER INFRASTRUCTURE INVESTMENT PROGRAM IN THE AMOUNT NOT TO EXCEED $4,819,505.99 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 23-50.

INFORMATION: The State of Tennessee Department of Environment and Conservation (TDEC) administers the Water Infrastructure Investment Program. The program is funded using American Rescue Funds. All Tennessee communities are eligible to apply for funds for eligible improvements to sanitary sewer (wastewater) and clean water systems.

The City proposes to use funds to reimburse the Columbia

Wastewater (Sewer) System for sewer system rehabilitation and construction of the Bear Creek Sewage Pumping Station. In using funds for existing, eligible projects, the City will use the offset savings from current year budgeted expenditures towards the pending Wastewater Treatment Plant Expansion (construction phase).

The grant proposal requests the maximum eligible amount, the amount not to exceed $4,819,505.99. The estimated project costs for sewer system rehabilitation and Bear Creek Pike Sewage Pumping Station are estimated to total $2,450,000 and $7,325,000. The local match proposed for the TDEC ARP project would shall not exceed $4,955,494.01 in local Wastewater (Sewer) System funds.

CERTIFICATION: The Chief Financial Officer certifies that $4,955,494.01 is budgeted and uncumbered in the Wastewater Fund project accounts with grant proceeds proposed to be budgeted in a forthcoming appropriation amendment once grant funds are awarded to the City.

ATTACHMENTS: Staff Report Resolution No. 23-50, Resolution No. 23-50

9.2. RESOLUTION NO. 23-55 - A RESOLUTION TO ACCEPT OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING THE TROTWOOD AVENUE DEVELOPMENT - WARD 1 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 23-55.

INFORMATION: The Trotwood Avenue Development consists of 965 linear feet of 8-inch gravity sanitary sewer lines located in Ward 1. The developers have met all of the qualifications for acceptance, i.e. as-built plans, dedication letter, lien affidavit and maintenance surety, 25% of the construction surety, to be left in place for one-year after council acceptance. The Wastewater Department has completed the necessary testing and inspections for acceptance.

ATTACHMENTS: Staff Report Resolution No. 23-55, Resolution No. 23-55, Resolution No. 23-55 Dedication Letter

9.3. RESOLUTION NO. 23-56 – A RESOLUTION TO ACCEPT A DONATION OF (8) EIGHT PICKLEBALL PADDLES AND (6) SIX BALLS WITH A COMBINED VALUE OF $170 (ONE HUNDRED SEVENTY DOLLARS) FROM SELKIRK SPORTS TO BE USED BY COLUMBIA FIRE & RESCUE - FIRE & RESCUE.

RECOMMENDATION: Approve Resolution No. 23-56.

INFORMATION: Selkirk Sports Growth Program is donating paddles and balls for the growth of Pickleball to schools, clinics, first responders and non-profits.

Columbia Fire & Rescue requests approval to accept the donation of (8) eight Pickleball paddles and (6) six balls with a combined value of $170.

ATTACHMENTS: Staff Report Resolution No. 23-56, Resolution No. 23-56

9.4. RESOLUTION NO. 23-57 - A RESOLUTION TO ANNEX AND APPROVE A PLAN OF SERVICES FOR A PORTION OF TAX MAP 88 PARCEL 33.07, LOCATED OFF ESTES LANE AND TREATMENT PLANT ROAD, INTO THE CITY OF COLUMBIA, TENNESSEE - WARD 2 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 23-57.

INFORMATION: The City of Columbia Wastewater Department is requesting the annexation with a plan of services for property located off Estes Lane and Treatment Plant Road, being a 22-acre portion of Tax Map 88 Parcel 33.07. The property is proposed as the expansion site for the City's utility facility and will be zoned under the default annexation zoning of CD-3L (Neighborhood Large Lot Character District). The Planning Commission reviewed this request at the August 9, 2023 meeting and recommended approval by a unanimous vote of six to zero.

ATTACHMENTS: Staff Report Resolution No. 23-57, Resolution No. 23-57, Resolution No. 23-57 Exhibit A, Resolution No. 23-57 Exhibit B, Resolution No. 23-57 Exhibit C, Resolution No. 23-57 Plan Of

Services, Resolution No. 23-57 DS Staff Report, Resolution No. 23-57 Concept

9.5. RESOLUTION NO. 23-58 - TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 23-58.

INFORMATION: The City Recorder is presenting tax corrections through 8/25/2023 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report Resolution No. 23-58, Resolution No. 23-58, Resolution No. 23-58 Schedule A

9.6. RESOLUTION NO. 23-59 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING THE INDUSTRIAL PARK PUMP STATION AND FORCE MAIN (MERSEN) - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 23-59.

INFORMATION: Industrial Park Pump Station and Force Main (Mersen) consist of 6,240 linear feet of 6-inch force main and a 180 GPM (Gallon per Minute) pump station located off of Highway 7 in the City of Columbia. The developers have met all of the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

ATTACHMENTS: Staff Report Resolution No. 23-59 , Resolution No. 23-59 , Resolution No. 23-59 Dedication Letter

9.7. RESOLUTION NOS. 23-60 THROUGH 23-69 - RESOLUTIONS AUTHORIZING APPROPRIATIONS FOR FINANCIAL AID TO NON-PROFIT ORGANIZATIONS WHOSE SERVICES BENEFIT THE GENERAL WELFARE OF THE RESIDENTS OF THE CITY OF COLUMBIA IN ACCORDANCE WITH TCA SECTION 6-54-111 - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Resolution Numbers 23-60 through 23-69.

Resolution No. 23-60 – Authorizing an appropriation of $1,000 to Crimestoppers of Maury County, to help fund general operations for Crimestoppers of Maury County, Inc.

Resolution No. 23-61 – Authorizing an appropriation of $3,000 to James K. Polk Memorial Association to promote tourism, educational activities, support general operations and services.

Resolution No. 23-62 – Authorizing an appropriation of $10,000 to the Boys and Girls Club of Maury County to support general operations and services.

Resolution No. 23-63 - Authorizing an appropriation of $5,550 to South Central Human Resources Agency to support general operations and services.

Resolution No. 23-64 – Authorizing an appropriation of $5,000 to the Family Center, to support general operations and services.

Resolution No. 23-65 – Authorizing an appropriation of $5,000 to Center of Hope to support general operations and services.

Resolution No. 23-66 - Authorizing an appropriation of $3,000 to Columbia Cares, to support agency operational expenses and services.

Resolution No. 23-67 – Authorizing an appropriation of $25,000 to Columbia State Community College for the Southern Regional Technology Center Building (Year 2 of 4).

Resolution No. 23-68 – Authorizing an appropriation of $5,000 to Kid’s Place to support general operations and services.

Resolution No. 23-69 – Authorizing an appropriation of $5,000 to Maury County Harvest Share Food Pantry to support general operation and services.

CERTIFICATION: The Chief Financial Officer certifies that $67,550 is budgeted and unencumbered in City Council - Special Appropriations.

ATTACHMENTS: Staff Report Resolution Nos 23-60 through 23-69, Resolution No. 23-60, Resolution No. 23-61, Resolution No. 23-62, Resolution No. 23-63, Resolution No. 23-64, Resolution No. 23-65, Resolution No. 23-66, Resolution No. 23-67, Resolution No. 23-68, Resolution No. 23-69

9.8. RESOLUTION NO. 23-70 – A RESOLUTION TO ACCEPT OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING THE HONEY LAKES TOWNHOMES - WARD 2 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution 23-70.

INFORMATION: Honey Lakes Townhomes consist of 2,060 linear feet of 8-inch gravity main in Ward 2 of the City of Columbia. The developers have met all of the qualifications for acceptance, i.e. as-built plans, dedication letter, lien affidavit and maintenance surety. The Wastewater Department has performed the necessary testing and inspections.

ATTACHMENTS: Staff Report Resolution No. 23-70, Resolution No. 23-70, Resolution No. 23-70 Dedication Letter

9.9. RESOLUTION NO. 23-71 - A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE DEPARTMENT OF ENERGY, ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT PROGRAM IN AN AMOUNT NOT TO EXCEED $76,480 - FINANCE.

RECOMMENDATION: Approve Resolution No. 23-71.

INFORMATION: The United States Department of Energy administers the Energy Efficiency and Conservation Block Grant (EECBG) program. The EECBG Program is designed to assist states and local government in implementing strategies to reduce energy use and to improve energy efficiency. The Department of Energy listed EECBG allocations for communities, which the City of

Columbia's allocation totals $76,480.

The application proposes using program funds for reimbursement of LED lighting equipment and installation. EECBE projects are funded at 100%. PATH Company will provide installation services per the agreement approved at the July 13, 2023 City Council meeting.

Applications are due no later than January 31, 2024. Project costs may be submitted for reimbursement from October 1, 2023 through September 30, 2025.

CERTIFICATION: The Chief Financial Officer certifies that $76,480 would be proposed in a forthcoming appropriation amendment once grant funds are awarded to the City.

ATTACHMENTS: Staff Report Resolution No. 23-71, Resolution No. 23-71

10 ORDINANCES.

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10.1 . 2ND CONSIDERATION OF ORDINANCE NO. 4473 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING 1205 EAST END STREET, LOCATED AT TAX MAP 99 PARCEL 59.04, FROM CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4473 on second consideration.

INFORMATION: The applicant is requesting the rezoning of the one acre parcel for future residential development with the concept reflecting four possible lots. The original request was to rezone to a CD-3 (Neighborhood Character District) with a comprehensive plan amendment that would allow the zoning, however, Planning Commission reviewed the request and suggested the CD-4 district. CD-4 is a compatible zoning district for the Urban

Neighborhood designated property. The Planning Commission recommended approval with a vote of six to zero at the July meeting.

ATTACHMENTS: Staff Report Ordinance No. 4473, Ordinance No. 4473, Ordinance No. 4473 - Exhibit A, Ordinance No. 4473 - Exhibit B, Ordinance No. 4473 Updated DS Staff Report, Ordinance No. 4473 DS Staff Report, Ordinance No. 4473 Updated Concept

10.2. 2ND CONSIDERATION OF ORDINANCE NO. 4475 (AS AMENDED) - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING MULTIPLE PROPERTIES WITHIN THE CARRIAGE HILLS SUBDIVISION, LOCATED OFF CARTERS CREEK PIKE, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Forward the applicant's request to approve Ordinance No. 4475 as amended on second consideration.

INFORMATION: The applicant is requesting that the majority of the Carriage Hills Subdivision, approximately 55 lots, be rezoned from CD-3 (Neighborhood Large Lot) to CD-3L (Neighborhood Large Lot Character District). The lots are established in the subdivision and no changes are anticipated. The CD-3L zoning district permits the use of a single-family detached dwelling. There are three existing lots that only have a portion of the property within the city limits. The Planning Commission reviewed this request and recommended a denial, with a vote of five to one, based on Article 8.5.19.H.4.e, Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake.

ATTACHMENTS: Staff Report Ordinance No. 4475 as amended, Ordinance No. 4475 as amended, Ordinance No. 4475 - Exhibit A, Ordinance No. 4475 - Exhibit B, Ordinance No. 4475 DS Staff Report, Ordinance No. 4475 Concept Plan

10.3. 1ST CONSIDERATION OF ORDINANCE NO. 4476 – AN ORDINANCE TO AMEND THE FISCAL YEAR 2023-2024 BUDGET ORDINANCE NO. 4464 PROVIDING FOR REVISIONS TO THE GENERAL, STATE STREET AID, SANITATION, CAPITAL PROJECTS, AND WASTEWATER FUNDS AND ESTABLISH THE DATE OF OCTOBER 12, 2023 AS THE DATE OF PUBLIC HEARING - FINANCE.

RECOMMENDATION: Approve Ordinance No. 4476 on first consideration and establish the date of October 12, 2023 as the date of public hearing.

INFORMATION: The proposed ordinance is the first amendment to the FY 2024 Appropriation Ordinance, impacting the State Street Aid, Sanitation, Capital Projects and Wastewater Funds and several departments within the General Fund.

Within this budget amendment, the following items are included:

- Reappropriation of funds totaling $6,678,868 across General, State Street Aid, Sanitation, Capital Projects and Wastewater Funds.

A detailed schedule of items included within this budget amendment is attached. This amendment increases the City's total budget for FY 2024 by $6,678,868 to $87,117,836.

ATTACHMENTS: Staff Report Ordinance No. 4476, Ordinance No. 4476, Ordinance No. 4476 Supporting Docs, Ordinance No. 4476 Budget Summary

10.4. 1ST CONSIDERATION OF ORDINANCE NO. 4477 - AN ORDINANCE TO AMEND TITLE 18, CHAPTER 2, SECTIONS 18-208(2) AND 18-209(5)(F) OF THE COLUMBIA MUNICIPAL CODE BY ADDING A PARAGRAPH TO TITLE 18, CHAPTER 2, SECTION 18-208(2) AND BY DELETING TITLE 18, CHAPTER 2, SECTION 18-209(5)(F) IN ITS ENTIRETY AND REPLACING SUCH SECTION WITH A NEW TITLE 18, CHAPTER 2, SECTION 18-209(5)(F) AND ESTABLISH THE DATE OF OCTOBER 12,

2023 AS THE DATE OF PUBLIC HEARING - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4477 on first consideration and establish the date of October 12, 2023 as the date of public hearing.

INFORMATION: The City of Columbia Wastewater Department seeks to update its Municipal Code with respect to the provisions related to sewage to address the availability of sewer services in the event of annexations and to address increased costs of plant operations and sludge disposal contracts.

ATTACHMENTS: Staff Report Ordinance No. 4477, Ordinance No. 4477

10.5. 1ST CONSIDERATION OF ORDINANCE NO. 4478 - AN ORDINANCE TO ADD TITLE 18, CHAPTER 1, SECTION 18-106 TO THE COLUMBIA MUNICIPAL CODE PERTAINING TO SEWERS AND ESTABLISH THE DATE OF OCTOBER 12, 2023 AS THE DATE OF PUBLIC HEARING - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4478 on first consideration and establish the date of October 12, 2023 as the date of Public Hearing.

INFORMATION: It is the desire of the City of Columbia Wastewater Department to update its Municipal Code with respect to the provisions related to grinder pump systems under the sewer provisions of such code.

ATTACHMENTS: Staff Report Ordinance No. 4478, Ordinance No. 4478

10.6. 1ST CONSIDERATION ON ORDINANCE NO. 4479 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE ARDEN VILLAGE PUD MASTER PLAN AT TAX MAP 51 PARCELS 2 AND 2.05 LOCATED OFF NASHVILLE HIGHWAY AND ARDEN VILLAGE

DRIVE AND ESTABLISH THE DATE OF OCTOBER 12, 2023 AS THE DATE OF PUBLIC HEARING - WARD 5 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4479 on first consideration and establish October 12, 2023 as the date of Public Hearing.

INFORMATION: The applicant is requesting to modify the Planned Unit Development Master Plan by altering Building "A" with an additional building story. The building will consist of one commercial floor on the ground with two floors of residential above. The three-story proposal will keep in rhythm with the surrounding structures. The Architectural Design Review Team approved this item at the December 2022 meeting with conditions. The Planning Commission reviewed this request at the August 9, 2023 meeting and recommended approval with a vote of six to zero.

ATTACHMENTS: Staff Report Ordinance No. 4479, Ordinance No. 4479, Ordinance No. 4479 Exhibit A, Ordinance No. 4479 Exhibit B, Ordinance No. 4479 DS Staff Report

10.7. 1ST CONSIDERATION OF ORDINANCE NO. 4480 - AN ORDINANCE TO ABANDON A RIGHT-OF-WAY LOCATED AT 201 EAST 6TH STREET AND AUTHORIZE THE CONVEYANCE THUS OF SUCH PROPERTY TO MAURY COUNTY, TENNESSEE - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Ordinance No. 4480 on first consideration.

INFORMATION: Maury County Archives has requested a portion of East 6th Street right-of-way be abandoned. This request was made so the new Archive building can be built on this site.

Due diligence of this request has been completed. An Atmos natural gas line was identified in the right-of-way. The County has agreed to relocate the gas line and Atmos has concurred.

It is recommended this right-of-way request be approved for the new Archive building.

ATTACHMENTS: Staff Report Ordinance No. 4480, Ordinance No. 4480, Ordinance No. 4480 Exhibit A, Ordinance No. 4480 Exhibit B

10.8. 1ST CONSIDERATION OF ORDINANCE NO. 4481 - AN ORDINANCE TO AMEND TITLE 7 OF THE COLUMBIA MUNICIPAL CODE BY ADDING CHAPTER 7, SECTION 7-701 ENACTING TRAINING FEES UPON OUTSIDE ENTITIES UTILIZING THE COLUMBIA FIRE ACADEMY - FIRE & RESCUE.

RECOMMENDATION: Approve Ordinance No. 4481 on first consideration.

INFORMATION: After the completion of the training center and the inception of Columbia Fire & Rescue recruit academy in May 2023, outside entities have requested the opportunity to send their recruits to Columbia Fire & Rescue's next recruit academy.

A fee schedule has been established which will generate revenue to assist with the costs of training supplies.

Only entities outside the City of Columbia departments will be subject to these fees.

ATTACHMENTS: Staff Report Ordinance No. 4481, Ordinance No. 4481

11. PUBLIC COMMENT.

12. OTHER BUSINESS.

13. EXECUTIVE SESSION.

14. ADJOURNMENT.

15. UPCOMING EVENTS.

- **9/11 MEMORIAL CEREMONY, SEPTEMBER 11, 2023, 8:00 A.M., FIREFIGHTERS PARK, 1000 S. GARDEN ST.**
- **DEDICATION OF THE CITY OF COLUMBIA HISTORIC MARKER FOR FARM BUREAU, SEPTEMBER 18, 2023, 1:00 P.M., FARM BUREAU MAIN ENTRANCE- BEAR CREEK PIKE**
- **EMPLOYEE SERVICE AWARD DINNER, SEPTEMBER 19, 2023, 6:00 P.M., PUCKETT'S 2ND FLOOR**
- **9TH ANNUAL COMMUNITY COOKOUT, SEPTEMBER 26, 2023, 5:00 P.M., RIVERWALK PARK**
- **DR. CHRISTA S. MARTIN SIGNAGE UNVEILING, SEPTEMBER 27, 2023, 4:00 P.M., FAIRVIEW COMMUNITY CENTER**

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CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, Development Services Director, paul@columbiatn.com, 931.560.1560

AGENDA ITEM TITLE: PUBLIC HEARING ON RESOLUTION NO. 23-57 (RELATES TO ITEM 9.4) - A RESOLUTION TO ANNEX AND APPROVE A PLAN OF SERVICES FOR A PORTION OF TAX MAP 88 PARCEL 33.07, LOCATED OFF ESTES LANE AND TREATMENT PLANT ROAD, INTO THE CITY OF COLUMBIA - WARD 2

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The City of Columbia Wastewater Department is requesting the annexation with a plan of services for property located off Estes Lane and Treatment Plant Road, being a 22 acre portion of Tax Map 88 Parcel 33.07. The property is proposed as the expansion site for the City's utility facility and will be zoned under the default annexation zoning of CD-3L (Neighborhood Large Lot Character District). The Planning Commission reviewed this request at the August 9, 2023 meeting and recommended approval by a unanimous vote of six to zero. The required notice of Public Hearing was advertised in Main Street Maury on August 30, 2023.

A RESOLUTION TO ANNEX AND APPROVE A PLAN OF SERVICES FOR A PORTION OF TAX MAP 88 PARCEL 33.07, LOCATED OFF ESTES LANE AND TREATMENT PLANT ROAD, INTO THE CITY OF COLUMBIA, TENNESSEE.

WHEREAS, pursuant to the authority of Tennessee Code Annotated Section §6-51-1 et.seq., the City of Columbia has the power to annex property into such City when petitioned by the owner; and

WHEREAS, the property owner(s) have requested and petitioned the City Council of the City of Columbia to annex into the City of Columbia as illustrated in Exhibit "B" which is attached hereto and incorporated herein by reference; and

WHEREAS, it appears to the City Council of the City of Columbia that the prosperity of the City of Columbia and the property described in Exhibit "A" attached hereto and incorporated herein by reference will be materially retarded and the safety and welfare of the inhabitants and property endangered unless said property is annexed.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY OF COLUMBIA:

Section 1. The City of Columbia hereby annexes into the City of Columbia, Tennessee and incorporates within the boundaries thereof, a portion of Tax Map 88 Parcel 33.07, located off Estes Lane and Treatment Plant Road, lying between the present corporate limits and the new corporate limits. A location map depicting the proposed annexation area, is identified as Exhibit "C" and is attached hereto and incorporated herein by reference; and

Section 2. This Resolution was passed after a public hearing relative to this proposed annexation held by the Mayor and City Council of the City of Columbia, at the City Hall at 5:30 p.m. on the 14th day of September 2023, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing. The Columbia Municipal Planning Commission recommended approval for the said annexation on the 9th day of August, 2023; and

Section 3. It appearing to the City Council of the City of Columbia, Tennessee, that in accordance with Tennessee Code Annotated, Section §6-51-102, a Plan of Services is required for the territory to be annexed. The City Council of the City of Columbia adopted a Plan of Services for the above described property on the 9th day of August, 2023, following a duly advertised public hearing, setting forth the identification and projected timing of municipal services to be extended in the above described area to be annexed. It further appearing that said Plan of Services as adopted by the City Council of the City of Columbia was previously submitted to the Columbia Municipal Planning Commission which studied said Plan of Services and rendered a written report to the City Council of the City of Columbia on the 9th day of August, 2023; and

Section 4. This Resolution shall become effective thirty (30) days after its passage.

Section 5. That all Resolutions or parts of Resolutions in conflict herewith are hereby repealed; and

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE THIS 14TH DAY OF SEPTEMBER, 2023.

_____

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____

C. TIM TISHER, CITY ATTORNEY

DESCRIPTION OF SURVEY
TRACT 1
22.28 ACRES

Being a survey of TRACT 1 (22.28 Acres), being part and parcel of the east side of the property of Tommy R. Mayberry, Estes Lane, Columbia, TN 38401. Being recorded in Deed Book R2179, Page 1250 in the Register's Office of Maury County, Tennessee. Being part of Parcel 33.07 on Tax Map 88. Located south of Estes Lane and West of W Water Plant Road and in the Ninth (9th) Civil District of Maury County, Tennessee. Being more accurately described as follows:

Beginning at a CRB (Alexander) set, with a TSPC coordinances (N:476455.66',E:1645265.55') and lying North 18 degrees 01 minutes 29 seconds West 2826.85 feet from Old Williamsport Pike, marking the Southeast corner and the POINT OF BEGINNING for survey of TRACT 1 (22.28 Acres); thence on a new line run South 57 degrees 28 minutes 59 seconds West 820.00 feet, along the Northwest line of Tommy R. Mayberry (PARENT TRACT) per Deed Book R2179, Page 1250, to a CRB (Alexander) set with TSPC coordinances (N:476014.87',E:1644574.10'), marking the Southwest corner of this TRACT 1 (22.28 Acres); thence on a new line run North 33 degrees 54 minutes 29 seconds West 1165.34 feet, along the East line of Tommy R. Mayberry (PARENT TRACT), to a CRB (Alexander) set with TSPC coordinances (N:476982.03',E:1643924.00'), marking the Northwest corner of this TRACT 1 (22.28 Acres); thence on a new line run North 57 degrees 29 minutes 01 seconds East 730.01 feet, along the Southeast line of Tommy R. Mayberry (PARENT TRACT), to a CRB (Alexander) set, with TSPC coordinances (N:477374.44',E:1644539.57'), marking the Northeast corner of this TRACT 1 (22.28 Acres); thence run South 47 degrees 04 minutes 27 seconds East 758.23 feet, along the Southwest fence line of City of Columbia per Deed Book 587, Page 514 (R.O.M.C.T.), to a 1 inch iron pipe, with TSPC coordinances (N:476858.05',E:1645094.77'). thence run South 22 degrees 59 minutes 49 seconds East 437.13 feet, along the West fence line of City of Columbia, back to the POINT OF BEGINNING. Containing 22.28 acres, per survey by Glen W. Alexander, R.L.S. #2035, 2481 Mooresville PK, Culleoka, TN 38451, (931-698-2338), glenwood@bellsouth.net July 25, 2022.

This TRACT 1 (22.28 Acres) is subject to any, and all easements and rights of way that may exist, recorded and/or unrecorded. This TRACT 1 (22.28 acres) is removed from Mayberry (Parcel 33.07). and added to the adjoining property of the City of Columbia (Parcel 33.01).



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7/25/22

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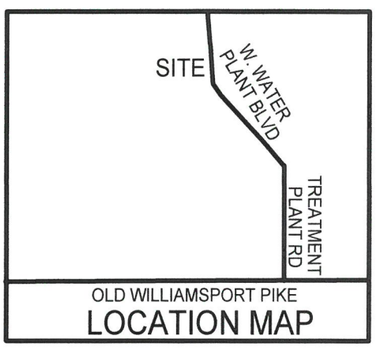
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PLAT OF SURVEY





TOMMY R. MAYBERRY
TAX MAP 88, PARCEL 33.07
DEED BOOK R2179, PAGE 1250
PLAT BOOK P19, PAGE 254
+/-90 ACRES
-22.28 ACRES (TRACT 1)
+/-67.72 ACRES (REMAINING)

CRB (ALEX) (N:477374.44',E:1644539.57')

CITY OF COLUMBIA
TAX MAP 88, PARCEL 33.01
DEED BOOK 587, PAGE 514

N 57°29'01" E
730.01'

S 47°04'27" E
758.23'

CRB (ALEX) (N:476982.03',E:1643924.00')

1" IRON PIPE (N:476858.05',E:1645094.77')

TRACT 1
22.28 ACRES
TO BE REMOVED FROM PARCEL 33.07
AND ADDED TO PARCEL 22.01

S 22°59'49" E
437.13'

CITY OF COLUMBIA
TAX MAP 88, PARCEL 33.01
DEED BOOK 587, PAGE 514

N 33°54'29" W
1165.34'

TOMMY R. MAYBERRY
TAX MAP 88, PARCEL 33.07
DEED BOOK R2179, PAGE 1250
PLAT BOOK P19, PAGE 254
+/-90 ACRES
-22.28 ACRES (TRACT 1)
+/-67.72 ACRES (REMAINING)

CRB (ALEX) (N:476455.66',E:1645265.55')

POB TRACT 1

N 18°01'29" W 2826.85' FROM OLD WILLIAMSPORT PK

S 57°28'59" W
820.00'

CRB (ALEX) (N:476014.87',E:1644574.10')

TOMMY R. MAYBERRY
TAX MAP 88, PARCEL 33.07
DEED BOOK R2179, PAGE 1250
PLAT BOOK P19, PAGE 254
+/-90 ACRES
-22.28 ACRES (TRACT 1)
+/-67.72 ACRES (REMAINING)

CITY OF COLUMBIA
TAX MAP 88, PARCEL 33.01
DEED BOOK 587, PAGE 514

W. WATER PLANT RD.

GLEN W. ALEXANDER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
No. 2035
STATE OF TENNESSEE

7/25/22

SURVEYORS CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivison plat represents a Category "1" Survey having an unadjusted ratio of precision of 1:10,000' and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

7/25/22 _____
Date Glen W. Alexander, TN RLS #2035

CERTIFICATE OF OWNERSHIP AND DEDICATION

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CHARLES M. MOLDER
CITY OF COLUMBIA

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Date_____Owner_____
TOMMY R. MAYBERRY

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SET CORNERS (CRB-ALEX).....
DEED CORNERS (Not Re-Surveyed).....
FENCE LINES
POWER LINES
WATER LINES
SCALE: 1" ==========200'
200 FEET

SURVEYOR:

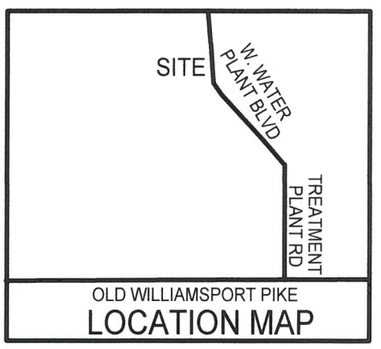
GLEN W. ALEXANDER
Registered Land Surveyor, TN # 2035
2481 Mooresville PK, Culleoka, TN 38451
PHONE: Office: 931-698-2338
EMAIL: glenwood@bellsouth.net

OWNER:

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P.O. BOX 1876
COLUMBIA, TN 38401
SITE ADDRESS:
ESTES ROAD
COLUMBIA, TN 38401
TAX MAP 88, PARCEL 33.07
DEED BOOK R2179, PAGE 1250
NINTH (9TH) CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

PLAT OF SURVEY





TOMMY R. MAYBERRY
TAX MAP 88, PARCEL 33.07
DEED BOOK R2179, PAGE 1250
PLAT BOOK P19, PAGE 254
+/-90 ACRES
-22.28 ACRES (TRACT 1)
+/-67.72 ACRES (REMAINING)

CRB (ALEX) (N:477374.44',E:1644539.57')

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TO BE REMOVED FROM PARCEL 33.07
AND ADDED TO PARCEL 22.01

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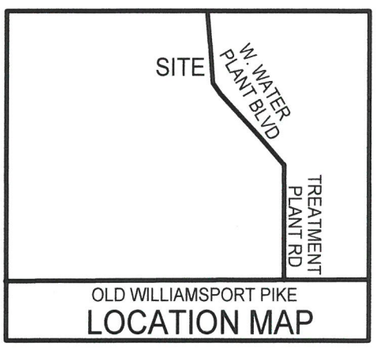
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XVI
AGRICULTURE
COMMERCE
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STATE OF TENNESSEE

7/25/22

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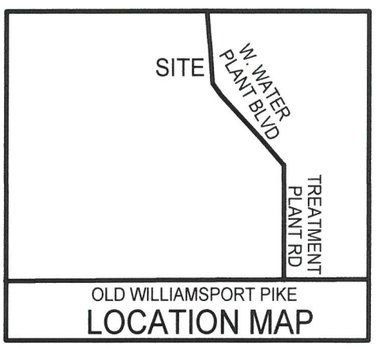
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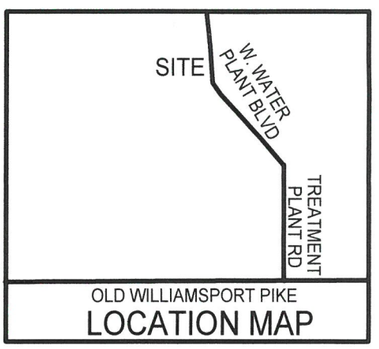
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DEVELOPMENT SERVICES

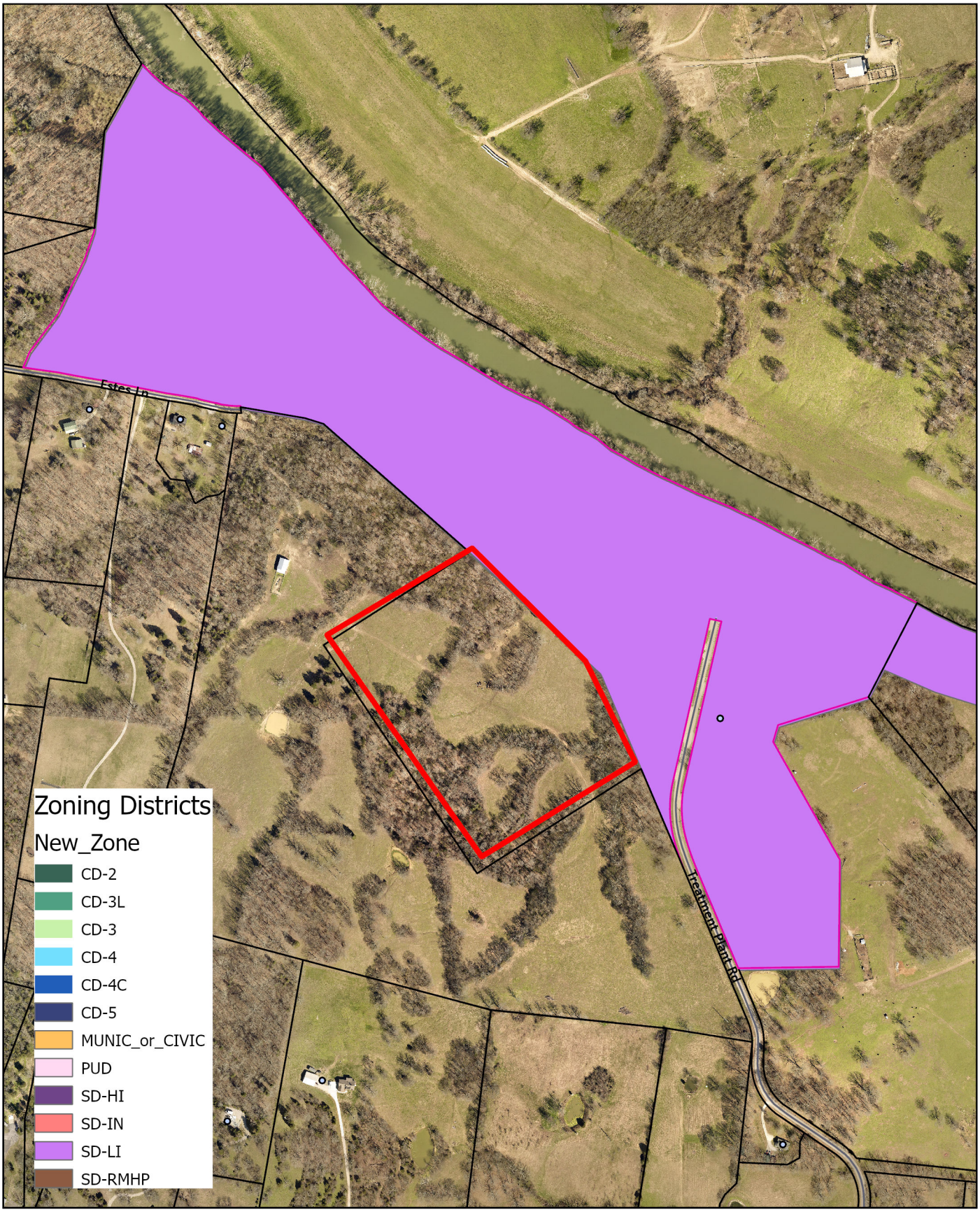
I, Tony Massey, on behalf of the City of Columbia being the sole owner of the 22 acre portion of Tax Map 88 Parcel 33.07 off Estes Lane more particularly described as Tract 1 on Plat of Record in Plat Book R2871 Page 586 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

Tony Massey
Print Name

8/24/23
Date

Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:



Resolution No. 23-57
Exhibit C

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLAN OF SERVICES

FOR ANNEXATION
Off Estes Lane PROPERTY
+/-22 ACRES,
BEING A Portion Of
TAX MAP 88 PARCEL 33.07

A. Water

"A water availability should be submitted. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. A flow diagram and instructions on how to submit the water availability request are available on the CPWS website or at the City Fire Marshal's website"

B. Sewer

Columbia Wastewater approves.

C. Police

The jurisdiction of the Columbia Police Department will be extended to the areas annexed immediately upon the effective date of annexation.

D. Fire and Rescue

Additional Potential Concerns: Road width and integrity. The safety of citizens and first responder compromised by the width and integrity of the roadway raises additional concerns. Ideally, Fire Department vehicles should have enough road space to maneuver through traffic without putting anyone at risk. In relation to road space, Cul-de-sacs should be constructed to 96' ft. diameter, allowing for fire apparatus to safely turn around and navigate without obstruction. Additionally, the roadway should be wide enough to allow citizens' vehicles to yield the right of way safely.

Scope of Services:

The City of Columbia Fire & Rescue Department provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be

limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, emergency management preparedness, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The City of Columbia Fire Department currently holds an Insurance Service Organization (ISO) Class 1 rating.

1. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.

2. **Infrastructure**: The infrastructure put in place is like this foundation of your development. If the infrastructure is designed and constructed with the present needs and future plans in mind, your development will be prepared for the future.

   Water: Columbia Fire & Rescue requires that there be sufficient water provided through the municipal water system to meet the needed fire flow requirements for your facility. These flows are calculated by the Fire Marshal. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footage, and etc. If you install fire sprinkler systems in your facilities, Columbia Fire & Rescue can drastically reduce fire flow requirements.

   Roadway and Bridges: Columbia Fire & Rescue serves the residents and visitors of our jurisdiction by utilizing highly trained firefighters and modern fire apparatus. A minimum response to a structure fire in your development will be four fire apparatus. One of the fire apparatus that will respond to your development will be a ladder truck with a gross vehicle weight rating of approximately 80,000 pounds. Roadways and bridges must be designed and constructed not only with light vehicle traffic in mind but with the emergency service vehicles that will be servicing your department.

   Damage Free Property Access: Columbia Fire & Rescue requires all gates automatic or manual that will be or may be locked to be equipped with Knox Rapid Entry system. You can research this product at www.knoxbox.com or your gate vendor will be familiar with the product. Our department would also be happy to work with you to find what Knox Rapid Entry product is best suited for your application.

   Damage Free Home/Facility Access: Currently, Columbia Fire & Rescue does not require residential occupancies to be equipped with the Knox Rapid Entry system. However, this product is a very wise

investment for your future development. The Knox Rapid Entry System products allow homes to be secured but also allow the Columbia Fire & Rescue Department access to your property and /or homes without any delay or property damage. The system has an armored key lock safe recess mounted to the exterior of the homes with the key to the residence inside. Firefighters access the residence key during an emergency to gain entry into the home without causing any property damage. Again, our department would be happy to provide you with information and education on this program and its many positive attributes.

3. **Emergency Response to Your Location:** The proposed annex will be located on 22 acre portion of Tax Map 88 Parcel 33.07 off Estes Lane in Columbia, Tennessee. This location is approximately 3.4 mile from Columbia Fire Station #2 located at 711 Lion Parkway, 3.9 miles from Columbia Fire Station #4 located at 5040 Trotwood Avenue, 4.9 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.

4. **Medical Emergency Response:** Columbia Fire & Rescue normally responds a minimum of one fire apparatus from Station #2 to service your location for a medical emergency. From the time you dial 911 until the fire department will arrive at your location will be within 5.00 minutes. Should your property experience a mass casualty incident where additional fire apparatus/firefighters would need to respond, then Fire Station #2 could send an additional unit and arrive on-scene within 5.50 minutes of your 911 call.

5. **Fire Incident Response:** The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, we encourage the installation and use of fire sprinklers in future homes.

6. Columbia Fire & Rescue's normal fire incident response to a single family residential development is three fire apparatus with a minimum 15 firefighters and 1 Chief Officer. Response times will be similar to the times estimated in the emergency medical response section. Your first fire apparatus should be on-scene within approximately 5.00 minutes, the second fire apparatus should be on-scene within 5.5 0minutes, and the third/fourth apparatus should be on-scene within 6.0 minutes. Due to OSHA standards that require at least four firefighters to arrive on-scene

prior to initiating an interior fire attack and Columbia Fire & Rescue's minimum staffing policy, it could take the 5.50 minutes to get the minimum number of firefighters to the scene to begin an interior fire attack.

7. In summary, the members of the Columbia Fire & Rescue consider it an honor to serve the residents and visitors in our community each and every day. When an emergency occurs, time is our worst enemy. Columbia firefighters train to reduce every second while not posing any additional undue risk to firefighters and/or the public when responding to or working at an emergency incident. The times estimated in the referenced examples are a combination of averages and estimations. Our department has very little data to support incident responses to your location. The time estimations are based on the fire companies being at their regular station, time it takes for Maury 911 to process a 911 call, the time it takes for Columbia firefighters to board the apparatus and leave the station, and the travel time from the station to your location is an estimate based on road miles, probable traffic conditions, and road conditions. You can see by the examples referenced above that it will take time for Columbia Fire & Rescue to receive your call for help and then respond to your location. The roadways have considerable driveway/cross street connections, hills, curves, and reduced speed zones that contribute to a long response time for fire apparatus to arrive.

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

2. The property shall be zoned CD-3L (Neighborhood Large Lot Character District) upon the effective date of the annexation.

3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

5. Please schedule a meeting with Development Services/Fire Marshal and IDG.

F. Streets

1. Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works.

G. Parks and Recreation

Residents of the annexed areas may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present City will be followed in expanding the recreational program and facilities in the enlarged City.

H. Refuse Collection

1.

Garbage Collection
Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

Street and Drainage
Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street and curb repair, snow removal, drainage maintenance, and sidewalk repair.

Signage
Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

Dumpster Standards SW1-3.A. General All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

I. Power

Columbia Power System has an existing power line near the proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for development.

Off Estes Lane

J. Schools

This property falls under the jurisdiction of Maury County Public School System.
The school system had no comments.

Wastewater Treatment Annexation

Project #:	23-0245	Location:	Map 88 Parcel 33.01
Applicant:	City of Columbia	Case Type(s):	Annexation Default Zoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Utility Facility

PROJECT SUMMARY

The applicant requests annexation of 22 acres of land with the default zoning of CD-3L (Neighborhood Large Lot Character District). City Council has previously approved plans for expansion of the City's wastewater treatment plant and appropriated funds for the acquisition of land and capital costs. Property immediately adjacent to the existing treatment facility will accommodate the expansion. The expansion site is currently located outside of corporate limits of Columbia, in unincorporated Maury County. The Wastewater Department requests annexation of the subject site under the default zoning of CD-3L.

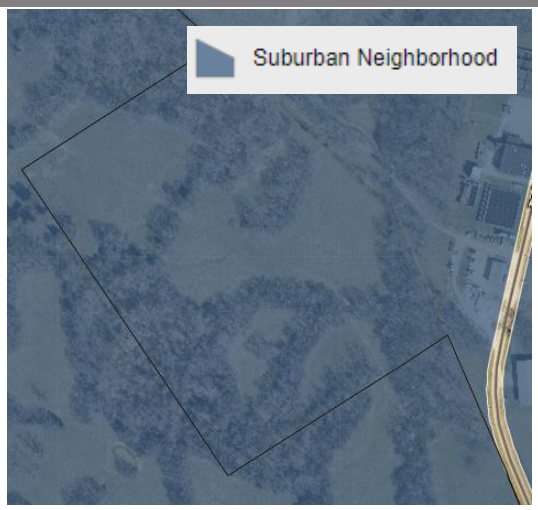
- The DRC reviewed this proposal at its July 2023 meeting.
- Development Services staff met with the Wastewater Department on July 19th to discuss the process of annexation.
- The request is consistent with the Connect Columbia, the City's comprehensive plan.
- CD-3L is an appropriate zoning designation for the subject site.
- The Planning Commission is a **recommending body** for annexation requests.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

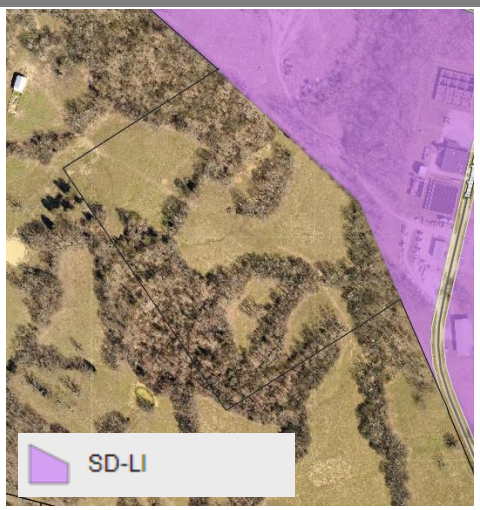
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
Unincorporated	Vacant	Vacant	+/-22.00 Acres



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhood	Unincorporated	Single-Family
North	Suburban Neighborhood	SD-LI	Utility Facility
South	Suburban Neighborhood	Unincorporated	Single-Family
East	Suburban Neighborhood	SD-LI	Utility Facility
West	Suburban Neighborhood	Unincorporated	Single-Family

The subject site is located inside the Urban Growth Boundary (UGB) and immediately outside the corporate limits of Columbia. It is adjacent to the existing wastewater treatment facility. The property is bounded on the north and west by other portions of the facility. Existing large-lot residential property borders the property on the south and east. The future land use of the subject property and all adjacent properties is Suburban Neighborhood.

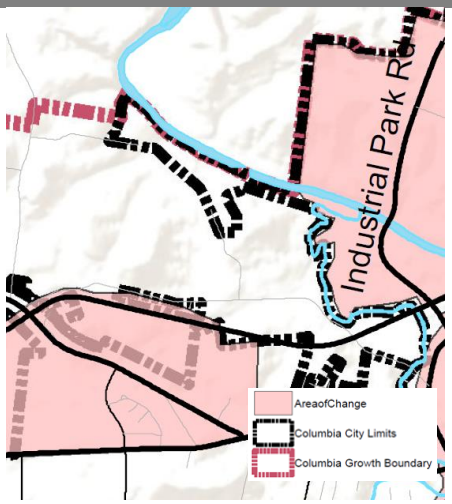
CONSISTENCY WITH CONNECT COLUMBIA

Suburban Neighborhood: The future land use of the subject site is Suburban Neighborhood. The Character Area is conducive to residential development and neighborhoods, with limited, intermixed and compatible civic uses (Connect Columbia, p. 22). The Future Land Use Plan indicates that "the general development pattern is defined by a single use activity on individual lots" (Connect Columbia, p. 22). Green space is largely incorporated on individual lots; neighborhood and community parks should be located within neighborhoods to enhance the quality of life. Development should emphasize connectivity and housing diversity (Connect Columbia, p. 23). The Character Area Matrix from page twenty-two of the Future Land Use Plan (excerpted below) is a guide to approving requests for zoning map amendments and Planned Unit Developments. The future land use classification is implemented by the CD-3L and CD-3 character districts, as well as PUDs.

CHARACTER AREA MATRIX				
	Development Pattern	**Zoning Category and Uses**	**Infrastructure**	**Design Standard**
SUBURBAN NEIGHBORHOOD	**Is the property in an Area of Change?** **No:** The development pattern is established. Changes to overall character of the area should rarely occur. **Yes:** The development pattern is evolving. Changes to the area are likely as development occurs. New development should respect both the natural environment and blend with existing, surrounding neighborhood assets.	**Residential Uses Zoning Category:** Low Density Residential District and Medium Residential. **Public and Civic Uses Zoning Category:** Religious Facilities, Government Facilities (low impact), and Educational Facilities.	**Not in an Area of Change:** Limited new services, with mostly in-fill enhancements to existing infrastructure. **Within an Area of Change:** Extensions to transportation, water, sewer, and other services should be expected. New service or extensive redevelopment of existing services should be vetted and reviewed by Planning Commission and City Council as a primary element of approval.	Scale: New dwellings and structures should be compatible with the established character of the area. Architecture: New developments should include a mix of architectural styles. Residential garages, if front-facing, should be recessed from the front façade of the structure. Civic use should respect the residential character, while providing architectural interest.

AREA OF CHANGE

The subject site **is not located** in an Area of Change (Connect Columbia Map 3). In 2017 the Planning Commission determined that the development pattern was established. Changes to overall character of the area should rarely occur. The designation does not necessarily mean that any particular development proposal is inconsistent with Connect Columbia. It does mean that the Planning Commission may pause to ensure the context of the area surrounding the subject property is considered fully in the review process. (Connect Columbia p. 14).



CONFORMITY WITH ZONING ORDINANCE

The applicant provided a concept plan with the request for annexation. The plan depicts a utility facility under a CD-3L zoning designation.

- Newly annexed properties shall have an initial zoning of CD-3L unless the applicant requests and the City Council approves, a different zoning classification consistent with Connect Columbia.
- The Zoning Ordinance permits utility facilities in every district (Table 4.3.9.A-1) subject to limited use standards listed in section **4.3.9.E**.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Annexation at its July 2023 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Zoning Ordinance contains an apparent contradiction related to the zoning of newly annexed territory. Section **2.5** of the Ordinance indicates that "newly annexed properties shall have an initial zoning of CD-3L" unless that applicant makes a concurrent request for rezoning to any other district. Section **8.5.19.M** provides that "[w]henever new territory is added to the zoning jurisdiction of the City by any means, the Planning Commission shall recommend to the City Council appropriate zoning;" **§ 8.5.19.M** further indicates that "the area shall be temporarily unclassified" until City Council establishes the appropriate zoning.

The Planning Commission is recommending body for annexations and rezoning under **§ 8.3.3.B.3** of the Zoning Ordinance.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;

b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened]; [1]

[1] Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 read "the legal purposes for which zoning exists are not contravened."

c. *It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
d. *It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
e. *It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
f. *It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its July 2023 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** indicated that the eventual utility facility must conform to the limited use standards at **§ 4.3.9.E.6(a-k)** of the Zoning Ordinance.
- The **Office of the Fire Marshal** and Columbia Water System's (**CPWS**) consultant (Inflow) noted that the applicant would need to confirm water availability.
- Columbia Power (**CPWS**) noted that it is able to serve the site.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

CD-3L is an appropriate zoning designation for the subject site. As mentioned above, the Zoning Ordinance contains an apparent contradiction related to the zoning of newly annexed territory. Fortunately, Planning Commission can leave the apparent contradiction unresolved in this case. The CD-3L zoning is consistent with the Future Land Use classification and the Ordinance permits the intended use in all districts. The Planning Commission may simply recommend annexation with a zoning of CD-3L, thereby conforming to both **§ 2.5** and **§ 8.5.19.M**.

Approval of the requested annexation and rezoning is appropriate. The request satisfies the criteria of the Ordinance for a change to the Official Zoning Map, as described below. The only outstanding technical comment is that, prior to an official public hearing, CPWS will need to provide written verification that adequate water will be available at the site. Actual development of the site will be subject to subsequent administrative reviews. The applicable standards of the Ordinance will mitigate any negative impacts on surrounding neighbors.

The requested CD-3L zoning is consistent with Connect Columbia. The subject site's future land use classification is Suburban Neighborhood. The future land use classification is implemented

by the CD-3L and CD-3 character districts, as well as PUDs. The Zoning Ordinance allows the intended use in a CD-3L district.

Annexation and rezoning of the subject property do not contravene the purposes of zoning. In particular, annexation and development of the subject site will provide for the beneficial use of property through ought Columbia by improving wastewater treatment capacity.

There are no known adverse impacts on surrounding property owners. The only adjacent property owner is the previous owner of the property. No adverse impacts to other properties are known at this time. In the event that the proposed annexation and rezoning does impact other properties, approval, combined with efforts to mitigate the impacts, may be justified by the overwhelming public good of the proposed wastewater facility.

The proposed annexation and rezoning will benefit the city as a whole. No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

Conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment. The City has previously determined that an expansion of wastewater treatment capacity at the subject site is necessary in order to maintain the level of service for current and future residents. Annexation of the subject property is a condition precedent for expansion of the wastewater facility.

There will be sufficient infrastructure to support the property. The proposed use of the property is itself an expansion of wastewater infrastructure. Although the subject site does not presently have adequate water supply for fire protection, Columbia Power and Water intends to extend service to the site sufficient to provide fire flow and water for plant operations.

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.M** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed annexation and rezoning *[, subject to technical comments and other conditions presented by planning staff*].

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.M** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed annexation and rezoning, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

Move to recommend denial the requested annexation and rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.M** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

N 476014.87;
E 1644574.10

TOMMY R. MAYBERRY
TAX MAP 088
PARCEL 33.07

N 33° 54' W – 1165'±

PROPOSED
SITE BOUNDARY
22± ACRES

N 476982.03;
E 1643924.00

N 57° 29' E – 730'±

S 57° 29' W – 820'±

FUTURE
FINAL CLARIFIER

FUTURE
OXIDATION DITCH

PROPOSED
OXIDATION DITCH

PROPOSED
ANAEROBIC
REACTORS

PROPOSED
FINAL CLARIFIER

PROPOSED
SCUM SPS

PROPOSED
DISTRIBUTION
STRUCTURE

PROPOSED
OXIDATION DITCH

PROPOSED
FINAL CLARIFIER

PROPOSED
LOCAL SPS

30" RAS

30" RAS

48"

48"

PROPOSED
ELECTRICAL /
CHEMICAL FEED

PROPOSED
UV DISINFECTION
STRUCTURE

TOMMY R. MAYBERRY
TAX MAP 088
PARCEL 33.07

PROPOSED
SITE BOUNDARY
22± ACRES

APPROXIMATE
100 YR. FLOOD
BOUNDARY

CITY OF COLUMBIA
TAX MAP 088
PARCEL 33.01

POINT OF BEGINNING
N 476455.66;
E 1645265.55

PROPOSED
2–48"ø CULVERTS

IRON PIN
N 476858.05;
E 1645094.77

437'±

758'±

PROPOSED
60'x80'
MAINTENANCE
BUILDING

TOMMY R. MAYBERRY
TAX MAP 088
PARCEL 33.07

PROPOSED
SITE BOUNDARY
22± ACRES

APPROXIMATE
100 YR. FLOOD
BOUNDARY

N 477374.44;
E 1644539.57

CITY OF COLUMBIA
TAX MAP 088
PARCEL 33.01

DRAFT
12/13/2021

SHEET – OF –	WASTEWATER TREATMENT PLANT IMPROVEMENTS
REVISION OR ISSUE	CONTRACT –
– –	PROPOSED SITE BOUNDARY
	FOR
	COLUMBIA, TENNESSEE
PROJECT NUMBER 2111	SCALE 1"=40'
	DATE 12/6/2021
	WAUFORD Nashville, Tennessee (615)883-3243 www.jrwauford.com
	DESIGNED SCL
	DRAWN WZM
	CHECKED SCL

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, Development Services Director, paul@columbiatn.com, 931.560.1560

AGENDA ITEM TITLE: 2ND CONSIDERATION OF ORDINANCE NO. 4473 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING 1205 EAST END STREET, LOCATED AT TAX MAP 99 PARCEL 59.04, FROM CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 3

RECOMMENDATION: Approve Ordinance No. 4473 on second consideration.

INFORMATION: The applicant is requesting the rezoning of the one acre parcel for future residential development with the concept reflecting four possible lots. The original request was to rezone to a CD-3 (Neighborhood Character District) with a comprehensive plan amendment that would allow the zoning, however, Planning Commission reviewed the request and suggested the CD-4 district. CD-4 is a compatible zoning district for the Urban Neighborhood designated property. The Planning Commission recommended approval with a vote of six to zero at the July meeting.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING 1205 EAST END STREET, LOCATED AT TAX MAP 99 PARCEL 59.04, FROM CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described from CD-3L (Neighborhood Large Lot Character District) to CD-4 (General Urban Character District).

Section 2: Said property to be rezoned, being Tax Map, being Tax Map 99 Parcel 59.04, at 1205 East End Street, is located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from CD-3L (Neighborhood Large Lot Character District) to CD-4 (General Urban Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of denial on the 12th day of July, 2023, and after a public hearing held on the 14th day of September, 2023, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;

B. It has been determined that the legal purposes for which zoning exists are not contravened; and

C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 14th day of September, 2023.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

C. Tim Tisher
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____
ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

TRACY SEIBER, RLS 2397

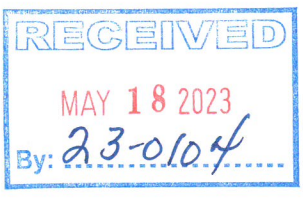
The following is a legal description of 1205 East End Street, Columbia, TN (Tax Map 99, , Parcel 59.04, Deed Book R2857, Page 60, Plat Book P23, Page 12), 9th Civil District of Maury County, Tennessee. Being more particularly described as follows:

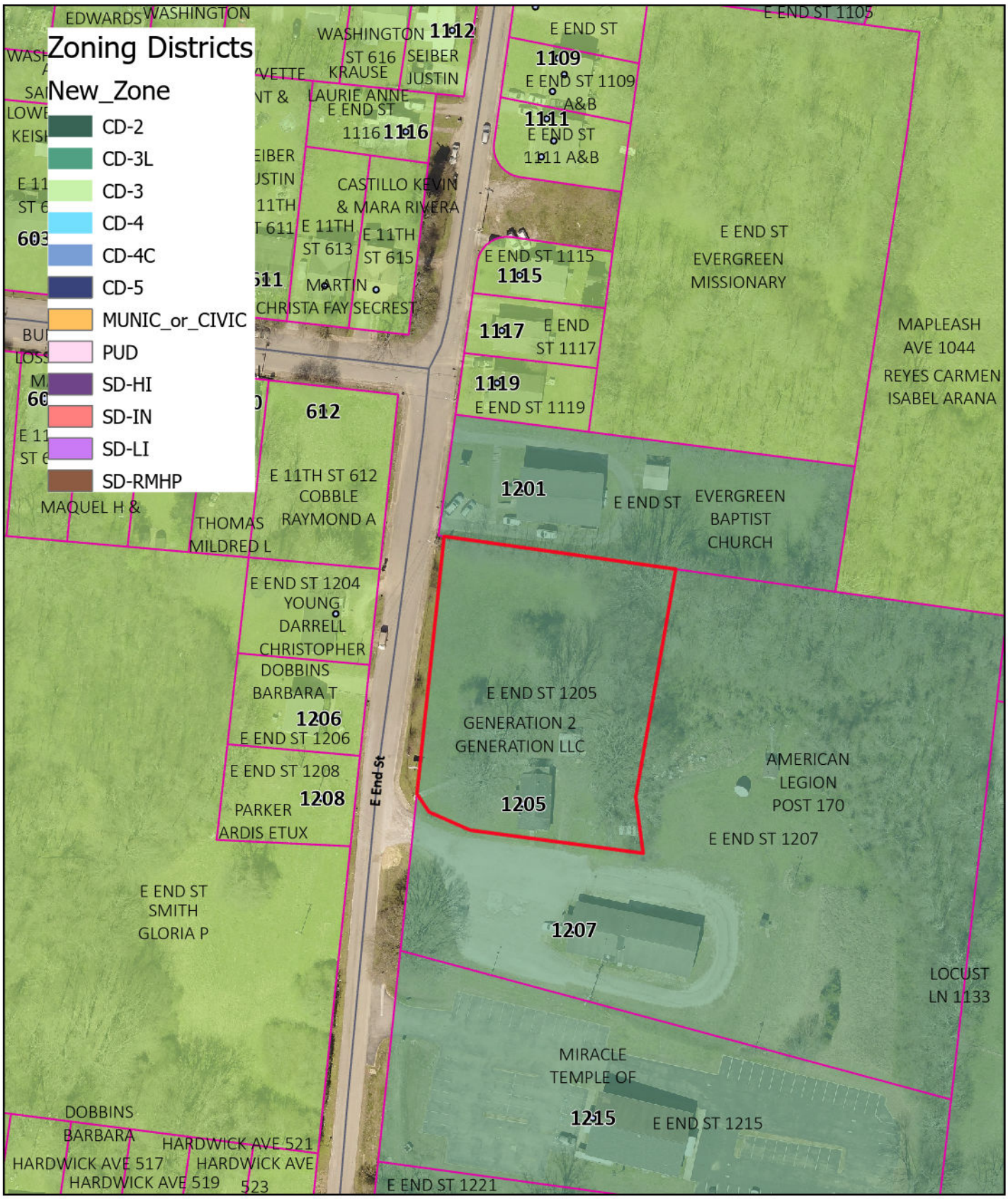
beginning at an iron pin (set) in the East margin of East End St., being the Northwest corner of this described property and the Southwest corner of the Evergreen Baptist Church property (Tax Map 99G, Group D, Parcel 50.00, Deed Book 435, Page 470); thence with the church's South line S81°18'36"E a distance of 192.31' to an iron pin (set), point being the Northeast corner of this described property and the Northwest corner of the American Legion Post 170 property (Tax Map 99, Parcel 59.00, Deed Book 409, Page 182, Plat Book P23, Page 12); thence leaving the church's South line and following the American Legion's West and North line S09°59'53"W a distance of 190.83' to an iron pin (set); thence S07°35'10"E a distance of 46.76' to an iron pin (set), point being the Southeast corner of this described property; thence N82°24'08"W a distance of 143.86' to an iron pin (set); thence N66°06'01"W a distance of 37.20' to an iron pin (set); thence N33°50'48"W a distance of 23.72' to an iron pin (set) in the East margin of East End St., point being the Southwest corner of this described property; thence following the East End St. East margin N04°37'08"E a distance of 60.89' to an iron pipe (found); thence N08°19'24"E a distance of 150.44' to the point of beginning containing 44478.8 square feet, 1.021 acres more or less according to a survey by Tracy K. Seiber, RLS2397, dated 4/20/2022.

This property is subject to any and all easements, recorded and unrecorded which may affect this property.

All bearings and distances are based on the Tennessee NAD-83 Grid Coordinate System.

Tracy Seiber, RLS#2397
102 Avalon Drive
Columbia, TN 38401
Seibersurveying@gmail.com
(931)446-6677





Ord. No. 4473 - Exh. B

1205 E. End Street

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kevin McCarthy, AICP, City Planner kmccarthy@columbiatn.com, 931-560-1560

APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
23-0104	**Larry Owens/ Generation 2 Generation LLC**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**1205 E End/ Tax Map 99 Parcel 59.04**

Update to Development Services staff report:

- The applicant initially requested to amend the comprehensive plan to change the future land use classification of the subject property from Urban Neighborhood to Suburban Neighborhood in order to rezone the property from CD-3L to CD-3.
- The Planning Commission considered the applicant's request at its June 2023 meeting. The Commission discussed the appropriateness of amending the future land use classification with the applicant and planning staff . The commission deferred action to its July meeting in order to allow the applicant to revise the request.
- The applicant revised the request and the concept plan. The revised application does not include the request to amend the comprehensive plan. The requested rezoning has been updated to CD-4, which is consistent with the comprehensive plan.
- The Planning Commission recommended approval at its July 2023 meeting.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kevin McCarthy, AICP, City Planner kmccarthy@columbiatn.com, 931-560-1560

APPLICATION NUMBER
23-0104

APPLICANT/PROPERTY OWNER
Larry Owens/ Generation 2 Generation LLC

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
1205 E End/ Tax Map 99 Parcel 59.04

SUMMARY OF REQUEST: **Comprehensive Plan Amendment & Zoning Map Amendment (CD-3L to CD-3)**

The applicant requests to rezone a 1.02-acre parcel located on the east side of East End Street from CD-3L (Neighborhood-Large Lot) to CD-3 (Neighborhood Character District). Both the current and requested zoning designations are primarily residential in character. The Zoning Ordinance permits two dwelling units per acre in CD-3L and four dwelling units per acre in CD-3. In support of the requested rezoning, the applicant provided a concept plan which depicts the division of the property into three single family lots.

The requested CD-3 zoning is not consistent with the Future Land Use classification of Urban Neighborhood. Consequently, the applicant also requests to amend the Future Land Use Map (FLUM) of Connect Columbia, the City's comprehensive plan, from Urban Neighborhood to Suburban Neighborhood.

This report summarizes staff analysis of the FLUM amendment as well as the consistency, conformity, and compatibility of the proposed rezoning.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CD 3L	Vacant	CD-3L/ CD-3/ Single-Family Homes/ Membership Lodge	Single-Family Homes	±1.02 Acres

CONSISTENCY with the **COMPREHENSIVE PLAN:**	**PROPERTY HISTORY:**
Urban Neighborhood: The future land use of the subject property is Urban Neighborhood. The classification is characterized by residential development and neighborhoods, with intermixed and compatible civic uses. The requested CD-3 zoning designation is not consistent with the Urban Neighborhood future land use classification. The applicant requests to amend the FLUM to designate the property Suburban Neighborhood. The requested CD-3 zoning is consistent with the Suburban Neighborhood future land use classification.	The subject property is currently vacant. Previously existing structures were demolished in 2022. The current owner acquired the property in 2022. This is the first development proposal on record for this property.

CONFORMITY to the ZONING ORDINANCE:

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicants provided a concept plan (i.e. "Sketch Development Plan") demonstrating that it is possible to develop the property in conformity with the standards applicable to the requested zoning designation. Any development plan/preliminary plat must comply with Zoning Ordinance 4400, adopted on July 14th, 2022. This request for rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan.

Zoning Ordinance Referenced: Proposed CD-3 Character District (Table 4.3.1-C, p. 66-67)

The Ordinance describes the CD-3 Neighborhood District as a medium density single-family detached residential area in which houses form the predominant building type, although limited use of duplexes is permitted. Homes are separated from the street and each other by minimum setbacks. Thoroughfares form medium-sized blocks, may have curbs, and may include sidewalks and street trees. The district permits a maximum gross density of four dwelling units per acre. CD-3 is an appropriate implementing district for the Suburban Neighborhood future land use classification. It is not an appropriate implementing zone for the subject property's current future land use classification: Urban Neighborhood. The CD-4 General Urban, and CD-5 Urban Center districts implement the Urban Neighborhood future land use classification.

Lot/Building Site Width (Table 4.3.1-C, p. 68)

- Minimum lot width of 65' (40' if alley-loaded garage is provided; 100' for a duplex)
- Frontage buildout not regulated
- No less than 80% of lots must enfront a vehicular thoroughfare or internal drive conforming to the standards of the Ordinance and Subdivision Regulation
- Up to ≤ 20% of the lots may Enfront a pedestrian path, passage, pedestrian walkway if such Lots have legal and physical vehicular access to a vehicular thoroughfare via driveway or Easement

Lot Standards/ Principle Buildings (Table 4.3.1-C, p. 68)

- 25' min front setback
- 8' min side setback

- 25’ min rear setback (measured from the rear property line or centerline of rear alley as applicable)

Staff Comment:

The concept plan depicts three 70’ wide single-family lots enfronting East End Street, yielding a gross density of 2.94 dwelling units per acre. The requested CD-3 zoning is inconsistent with Connect Columbia. The comprehensive plan calls for the future development of the site at higher density with more prescriptive design standards. The CD-3 zoning is consistent with the requested Suburban Neighborhood future land use classification. However, the requested amendment to the FLUM would create an island of Suburban Neighborhood surrounded by Urban Neighborhood. Over time, if the plan is fully implemented, surrounding properties will transition to CD-4 and CD-5 zoning, leaving the subject parcel as an incongruous spot on the zoning map.

If a Preliminary Plat is submitted for Planning Commission review in the future, staff will prepare a detailed analysis of whether it conforms to the standards of the Ordinance. Subsequent proposals to construct homes on the site would be subject to administrative review and approval.

Zoning Map Amendment:

Staff reviewed the request for a zoning map amendment for conformity with the standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

Staff’s review of Section 8.5.19.H.4 in relation to this request finds the following:

a. Whether the Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;

The subject property has a future land use classification of Urban Neighborhood (Connect Columbia Map 4). The proposed change, from a low-density CD-3L neighborhood large lot character district to a medium-density CD-3 neighborhood character district, is inconsistent with the Suburban Corridor future land use classification (Connect Columbia p.24; Zoning Ordinance Table 3.7.1 p.36; Zoning Ordinance Table 4.3.1-C, p. 66).

If the Planning Commission approves the request FLUM amendment to designate the subject site Suburban Neighborhood, the requested CD-3 zoning will be consistent with Connect Columbia.

The property is not located in an Area of Change (Connect Columbia Map 3), meaning that in 2017-2018, the Planning Commission determined that the development pattern was established and changes to overall character of the area should rarely occur. This does not necessarily mean that the proposed change is inconsistent with Connect

Columbia. However, the plan advises a "pause" and careful review to ensure that the context of the area surrounding the subject property is considered (Connect Columbia p. 14).

b. Whether the legal purposes for which zoning exists, as set forth in Section 1.5[, are not contravened];[1]

All future use of the properties will be required to conform to the standards of the Zoning Ordinance. The standards protect and promote the public health, safety, morals, comfort, convenience, and general welfare of the people and community (§ 1.5.1.A p. 6).

The Planning Commission may determine that the proposed rezoning furthers the other purposes of zoning listed at §§ 1.5.1 and 1.5.2 of the Ordinance.

c. Whether there will be any adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

There are no known adverse effects upon adjacent property owners.

d. Whether any one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

Rezoning the property will likely provide material benefits to the owner. However, any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Ordinance.

e. Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;[2]

The proposed change to the zoning map will allow the property owner to add units to the local housing inventory. Planning Commission may determine that demand for housing in the City of Columbia has increased to a sufficient extent to warrant an increase in the area of the city zoned for medium-density residential development. It is within the discretion of the Planning Commission to determine that other circumstances have changed to a sufficient extent to warrant an increase in the area zoned for residential development.

[1] Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 reads "the legal purposes for which zoning exists are not contravened."

[2] The word *extent* was unintentionally omitted in the drafting of Ordinance 4400. The word was present in the corresponding criterion in Ordinance 3638.

f. Whether adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

Technical comments from public service providers generally indicate that services are in place to support the zoning change.

Comprehensive Plan Amendment /Adoption:

Staff reviewed the requested amendment to the Future Land Use Map under the review standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

Staff's review of Section 8.5.20.F in relation to this request finds the following:

Criteria for Planning Commission Recommendations

The recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed Land Use Plan Amendment in relation to the following, where applicable:

1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of all other applicable adopted Land Use Plans;

   The proposed change to the future land use map ***is not consistent with the guiding principles of the adopted land use plan****. Connect Columbia, as adopted in 2018, utilizes the transect model as the guiding principle for organizing land use (Connect Columbia p. 11). The transect model "defines a series or character areas that transition from sparsely populated areas, consisting of farmland, to the dense urban core of a city" (p.10). Accordingly, the future land use element of the plan organizes the City into Character Areas forming a continuum of density and intensity from most rural to most urban. These future land use classifications are implemented through the character districts in the Zoning Ordinance (e.g. CD-3L, CD-3, CD-4). A reduction of intensity on a single parcel near the core of the planning area is inconsistent with this guiding principle. According to the plan, the subject site should remain available for higher intensity development in the future, partly in order to direct growth away from the periphery of the urban growth boundary.*

2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

   The proposed change to the future land use map is consistent with the existing land use

pattern but is inconsistent with the designated future land uses.

3. Whether the proposed change would create substantial adverse impacts in the Adjacent area or the City in general;

   There are no known adverse effects upon adjacent property owners. However, a change to the future land use map could have adverse impacts on the future development of the City in general. Maintaining the Urban Neighborhood classification inside the core of the planning area reserves land for future growth and relieves pressure on annexations and leap-from development.

4. Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and

   The proposed change to the future land use map will reduce the potential future development of the property. The current Urban Neighborhood future land use classification is implemented by the CD-4 and CD-5 zoning districts. Reducing the intensity of future development to Suburban Neighborhood, implemented by CD-3L and CD-3, would effectively reduce the total potential future housing inventory by one unit, and/or eliminate the possibility of developing the site for non-residential uses. Planning Commission may determine that conditions have changed to a sufficient extent that the proposed reduction in the intensity of future development is warranted.

5. Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

   The subject site is just over one acre in size. The property can accommodate development at similar intensities under both the Urban Neighborhood and the Suburban Neighborhood future land use classifications.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kevin McCarthy, AICP, City Planner kmccarthy@columbiatn.com, 931-560-1560

APPLICATION NUMBER
23-0104

APPLICANT/PROPERTY OWNER
Larry Owens/ Generation 2 Generation LLC

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
1205 E End/ Tax Map 99 Parcel 59.04

SUMMARY OF REQUEST: **Comprehensive Plan Amendment & Zoning Map Amendment (CD-3L to CD-3)**

The applicant requests to rezone a 1.02-acre parcel located on the east side of East End Street from CD-3L (Neighborhood-Large Lot) to CD-3 (Neighborhood Character District). Both the current and requested zoning designations are primarily residential in character. The Zoning Ordinance permits two dwelling units per acre in CD-3L and four dwelling units per acre in CD-3. In support of the requested rezoning, the applicant provided a concept plan which depicts the division of the property into three single family lots.

The requested CD-3 zoning is not consistent with the Future Land Use classification of Urban Neighborhood. Consequently, the applicant also requests to amend the Future Land Use Map (FLUM) of Connect Columbia, the City's comprehensive plan, from Urban Neighborhood to Suburban Neighborhood.

This report summarizes staff analysis of the FLUM amendment as well as the consistency, conformity, and compatibility of the proposed rezoning.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CD 3L	Vacant	CD-3L/ CD-3/ Single-Family Homes/ Membership Lodge	Single-Family Homes	±1.02 Acres

CONSISTENCY with the **COMPREHENSIVE PLAN:**	**PROPERTY HISTORY:**
Urban Neighborhood: The future land use of the subject property is Urban Neighborhood. The classification is characterized by residential development and neighborhoods, with intermixed and compatible civic uses. The requested CD-3 zoning designation is not consistent with the Urban Neighborhood future land use classification. The applicant requests to amend the FLUM to designate the property Suburban Neighborhood. The requested CD-3 zoning is consistent with the Suburban Neighborhood future land use classification.	The subject property is currently vacant. Previously existing structures were demolished in 2022. The current owner acquired the property in 2022. This is the first development proposal on record for this property.

CONFORMITY to the ZONING ORDINANCE:

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicants provided a concept plan (i.e. "Sketch Development Plan") demonstrating that it is possible to develop the property in conformity with the standards applicable to the requested zoning designation. Any development plan/preliminary plat must comply with Zoning Ordinance 4400, adopted on July 14th, 2022. This request for rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan.

Zoning Ordinance Referenced: Proposed CD-3 Character District (Table 4.3.1-C, p. 66-67)

The Ordinance describes the CD-3 Neighborhood District as a medium density single-family detached residential area in which houses form the predominant building type, although limited use of duplexes is permitted. Homes are separated from the street and each other by minimum setbacks. Thoroughfares form medium-sized blocks, may have curbs, and may include sidewalks and street trees. The district permits a maximum gross density of four dwelling units per acre. CD-3 is an appropriate implementing district for the Suburban Neighborhood future land use classification. It is not an appropriate implementing zone for the subject property's current future land use classification: Urban Neighborhood. The CD-4 General Urban, and CD-5 Urban Center districts implement the Urban Neighborhood future land use classification.

Lot/Building Site Width (Table 4.3.1-C, p. 68)

- Minimum lot width of 65' (40' if alley-loaded garage is provided; 100' for a duplex)
- Frontage buildout not regulated
- No less than 80% of lots must enfront a vehicular thoroughfare or internal drive conforming to the standards of the Ordinance and Subdivision Regulation
- Up to ≤ 20% of the lots may Enfront a pedestrian path, passage, pedestrian walkway if such Lots have legal and physical vehicular access to a vehicular thoroughfare via driveway or Easement

Lot Standards/ Principle Buildings (Table 4.3.1-C, p. 68)

- 25' min front setback
- 8' min side setback

- 25’ min rear setback (measured from the rear property line or centerline of rear alley as applicable)

Staff Comment:

The concept plan depicts three 70’ wide single-family lots enfronting East End Street, yielding a gross density of 2.94 dwelling units per acre. The requested CD-3 zoning is inconsistent with Connect Columbia. The comprehensive plan calls for the future development of the site at higher density with more prescriptive design standards. The CD-3 zoning is consistent with the requested Suburban Neighborhood future land use classification. However, the requested amendment to the FLUM would create an island of Suburban Neighborhood surrounded by Urban Neighborhood. Over time, if the plan is fully implemented, surrounding properties will transition to CD-4 and CD-5 zoning, leaving the subject parcel as an incongruous spot on the zoning map.

If a Preliminary Plat is submitted for Planning Commission review in the future, staff will prepare a detailed analysis of whether it conforms to the standards of the Ordinance. Subsequent proposals to construct homes on the site would be subject to administrative review and approval.

Zoning Map Amendment:

Staff reviewed the request for a zoning map amendment for conformity with the standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

Staff’s review of Section 8.5.19.H.4 in relation to this request finds the following:

a. Whether the Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;

The subject property has a future land use classification of Urban Neighborhood (Connect Columbia Map 4). The proposed change, from a low-density CD-3L neighborhood large lot character district to a medium-density CD-3 neighborhood character district, is inconsistent with the Suburban Corridor future land use classification (Connect Columbia p.24; Zoning Ordinance Table 3.7.1 p.36; Zoning Ordinance Table 4.3.1-C, p. 66).

If the Planning Commission approves the request FLUM amendment to designate the subject site Suburban Neighborhood, the requested CD-3 zoning will be consistent with Connect Columbia.

The property is not located in an Area of Change (Connect Columbia Map 3), meaning that in 2017-2018, the Planning Commission determined that the development pattern was established and changes to overall character of the area should rarely occur. This does not necessarily mean that the proposed change is inconsistent with Connect

Columbia. However, the plan advises a "pause" and careful review to ensure that the context of the area surrounding the subject property is considered (Connect Columbia p. 14).

b. Whether the legal purposes for which zoning exists, as set forth in Section 1.5[, are not contravened];[1]

All future use of the properties will be required to conform to the standards of the Zoning Ordinance. The standards protect and promote the public health, safety, morals, comfort, convenience, and general welfare of the people and community (§ 1.5.1.A p. 6).

The Planning Commission may determine that the proposed rezoning furthers the other purposes of zoning listed at §§ 1.5.1 and 1.5.2 of the Ordinance.

c. Whether there will be any adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

There are no known adverse effects upon adjacent property owners.

d. Whether any one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

Rezoning the property will likely provide material benefits to the owner. However, any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Ordinance.

e. Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;[2]

The proposed change to the zoning map will allow the property owner to add units to the local housing inventory. Planning Commission may determine that demand for housing in the City of Columbia has increased to a sufficient extent to warrant an increase in the area of the city zoned for medium-density residential development. It is within the discretion of the Planning Commission to determine that other circumstances have changed to a sufficient extent to warrant an increase in the area zoned for residential development.

[1] Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 reads "the legal purposes for which zoning exists are not contravened."

[2] The word *extent* was unintentionally omitted in the drafting of Ordinance 4400. The word was present in the corresponding criterion in Ordinance 3638.

f. Whether adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

Technical comments from public service providers generally indicate that services are in place to support the zoning change.

Comprehensive Plan Amendment /Adoption:

Staff reviewed the requested amendment to the Future Land Use Map under the review standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

Staff's review of Section 8.5.20.F in relation to this request finds the following:

Criteria for Planning Commission Recommendations

The recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed Land Use Plan Amendment in relation to the following, where applicable:

1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of all other applicable adopted Land Use Plans;

   The proposed change to the future land use map ***is not consistent with the guiding principles of the adopted land use plan****. Connect Columbia, as adopted in 2018, utilizes the transect model as the guiding principle for organizing land use (Connect Columbia p. 11). The transect model "defines a series or character areas that transition from sparsely populated areas, consisting of farmland, to the dense urban core of a city" (p.10). Accordingly, the future land use element of the plan organizes the City into Character Areas forming a continuum of density and intensity from most rural to most urban. These future land use classifications are implemented through the character districts in the Zoning Ordinance (e.g. CD-3L, CD-3, CD-4). A reduction of intensity on a single parcel near the core of the planning area is inconsistent with this guiding principle. According to the plan, the subject site should remain available for higher intensity development in the future, partly in order to direct growth away from the periphery of the urban growth boundary.*

2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

   The proposed change to the future land use map is consistent with the existing land use

pattern but is inconsistent with the designated future land uses.

3. Whether the proposed change would create substantial adverse impacts in the Adjacent area or the City in general;

   There are no known adverse effects upon adjacent property owners. However, a change to the future land use map could have adverse impacts on the future development of the City in general. Maintaining the Urban Neighborhood classification inside the core of the planning area reserves land for future growth and relieves pressure on annexations and leap-from development.

4. Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and

   The proposed change to the future land use map will reduce the potential future development of the property. The current Urban Neighborhood future land use classification is implemented by the CD-4 and CD-5 zoning districts. Reducing the intensity of future development to Suburban Neighborhood, implemented by CD-3L and CD-3, would effectively reduce the total potential future housing inventory by one unit, and/or eliminate the possibility of developing the site for non-residential uses. Planning Commission may determine that conditions have changed to a sufficient extent that the proposed reduction in the intensity of future development is warranted.

5. Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

   The subject site is just over one acre in size. The property can accommodate development at similar intensities under both the Urban Neighborhood and the Suburban Neighborhood future land use classifications.

PRELIMINARY CONCEPT PLAN

REZONING REQUEST OF THE
LARRY OWENS PROPERTY
9TH CIVIL DISTRICT OF MAURY COUNTY
TAX MAP 99, PARCEL 59.04
DEED BOOK R2857, PAGE 60
PLAT BOOK P23, PAGE 12 (TRACT-2)
R.O.M.C.

NOTES:
1. THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE THE SUBDIVISION OF DEED BOOK 409, PAGE 182 INTO TWO TRACTS AND REQUEST REZONING FROM CD-3L TO CD-4

2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN CAT IV GPS SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
   A. TYPE OF SURVEY: RTK
   B. POSITIONAL ACCURACY: 0.05'
   C. PUBLISHED/FIXED CONTROL: TDOT CORS NETWORK
   D. GEOID MODEL: GEOID 12B
   E. DATUM/EPOCH: NAD83(2011)
   F. GPS: CARLSON BRX7 (BASE/ROVER)
   G. DISTANCES: GRID

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0285E DATED 4/16/2007.

4. PROPERTY IS CURRENTLY ZONED CD-3L CITY OF COLUMBIA ZONING ORDINANCE.
BUILDING SETBACKS:
FRONT 30'
REAR 30'
SIDE 12'
REQUESTING CD-4
FRONT 6' MIN/20' MAX
REAR 3'
SIDE 6'

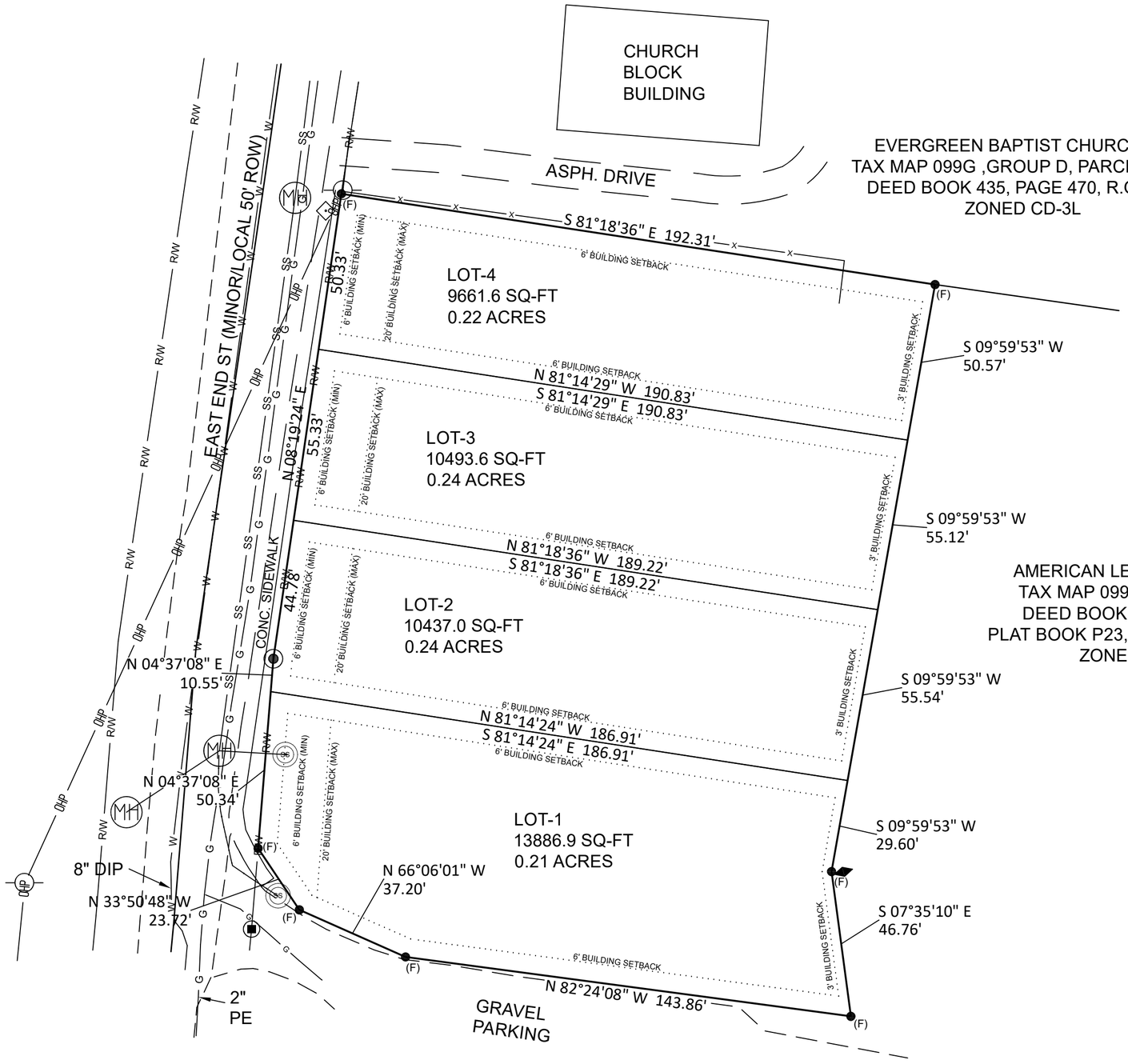
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS, RECORDED AND UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.

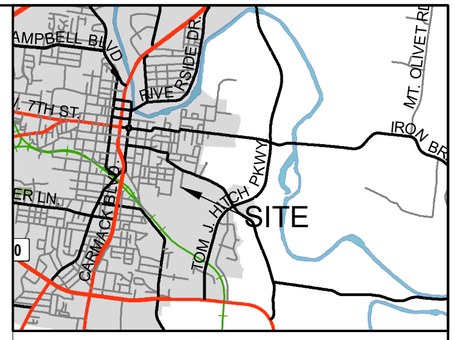
6. PROPERTY ADDRESS:
1205 E. END ST
COLUMBIA, TN 38401

7. ALL UNDERGROUND UTILITIES ARE NOT VERIFIED BY UTILITY OWNERS AND BASED ONLY ON FIELD EVIDENCE AND SCALED FROM UTILITY OWNER MAPS. CALL 811 BEFORE ANY EXCAVATION.

8. ELECTRIC & WATER PROVIDED BY
COLUMBIA POWER AND WATER
201 PICKENS LN
COLUMBIA, TN 38401

9. 10' PUDE ON PARALLEL OR ABUTTING STREET AND 5' PUDE ON INTERIOR LOT LINES.





VICINITY MAP
(NOT TO SCALE)

N

TN-NAD83

LEGEND

- GAS METER
- SEWER METER
- SEWER MANHOLE
- (F) IRON PIN FOUND
- (S) IRON PIN SET
- WATER METER
- RAIL ROAD SPIKE
- UTILITY POLE
- ANT. ANCHOR
- SS — SANITARY SEWER
- OHP — OVERHEAD POWER
- G — GAS LINE
- W — WATER LINE
- R/W — RIGHT OF WAY
- ZONING SETBACK
- X — FENCE
- EASEMENT

TRACY K. SEIBER
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2397

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class"C" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: 10,000.

7/10/2023
Date

TRACY SEIBER, RLS #2397

0 30 60 90

TRACY SEIBER

102 AVALON DRIVE
COLUMBIA, TN 38401
SEIBERSURVEYING@GMAIL.COM (931)446-6677

DRAWING BY: T. SEIBER	DATE: 6/28/2023
SCALE:1"=30'	JOB NO.:57-2022
R4	

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, Development Services Director, paul@columbiatn.com, 931.560.1560

AGENDA ITEM TITLE: 2ND CONSIDERATION OF ORDINANCE NO. 4475 (AS AMENDED) - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING MULTIPLE PROPERTIES WITHIN THE CARRIAGE HILLS SUBDIVISION, LOCATED OFF CARTERS CREEK PIKE, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) - WARD 5

RECOMMENDATION: Forward the applicant's request to approve Ordinance No. 4475 as amended on second consideration.

INFORMATION: The applicant is requesting that the majority of the Carriage Hills Subdivision, approximately 55 lots, be rezoned from CD-3 (Neighborhood Large Lot) to CD-3L (Neighborhood Large Lot Character District). The lots are established in the subdivision and no changes are anticipated. The CD-3L zoning district permits the use of a single-family detached dwelling. There are three existing lots that only have a portion of the property within the city limits. The Planning Commission reviewed this request and recommended a denial, with a vote of five to one, based on Article 8.5.19.H.4.e, Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING MULTIPLE PROPERTIES WITHIN THE CARRIAGE HILLS SUBDIVISION, LOCATED OFF CARTERS CREEK PIKE, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described from CD-3 (Neighborhood Character District) to CD-3L (Neighborhood Large Lot Character District).

Section 2: Said properties to be rezoned, being lots 1-16; 18-38; 41-44; portions of 45-47; 48-55; and 57-62, in the Carriage Hills Subdivision are located in the Third Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from CD-3 (Neighborhood Character District) to CD-3L (Neighborhood Large Lot Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of denial on the 12th day of July, 2023, and after a public hearing held on the 14th day of September, 2023, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;

B. It has been determined that the legal purposes for which zoning exists are not contravened; and

C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 14th day of September, 2023.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____
ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration 8/10/23

Passed on 2nd consideration: _____

File.

Lenders Title Company
Columbia Office
811 Hatcher Lane, Ste B
Columbia, TN. 38401

WARRANTY DEED

BK/PG: R2879/1250-1251
22019355

2 PGS:AL-WARRANTY DEED	
NANCY BATCH 290675	10/12/2022 - 01:52 PM
VALUE	439900.00
MORTGAGE TAX	0.00
TRANSFER TAX	1627.63
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1640.63

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 2022

Notary Public

MY COMMISSION EXPIRES: 2-25-24

(AFFIX SEAL)

SHERRI ANN CHURCH NOTARY PUBLIC STATE OF TENNESSEE

MST 2022-1337

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernon Burdett and Nita Burdett husband and wife	Liberty Federal Credit Union	066K-A-007.00
(NAME)	(NAME)	
112 Concord Drive	4401 Theater Drive	
(ADDRESS)	(ADDRESS)	
Columbia, TN 38401	Evansville IN 47715	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael Melton and Tonyanna Rose Melton, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vernon Burdett and Nita Burdett husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **MAURY** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situate in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 7 on the Plan of Carriage Hills Subdivision., Section 1, of record in Plat Book 5, Page 282, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Melton and Tonyanna Rose Melton, husband and wife by Warranty deed from Kerlind Investment Group, LLC, a Tennessee Limited Liability Company of record in Book R2557, page 1445, Register's Office for Maury County, Tennessee, dated May 20, 2019 and recorded on May 24, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record in Plat Book 5, Page 282, Register's Office for Maury County, Tennessee. Restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511 and Book 733, Page 432, in the Register's Office for Maury County, Tennessee. Easement for Gas Pipeline of record in Book 765, Page 696, in the Register's Office for Maury County, Tennessee.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

112 CONCORD DR Property Address	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **7** TRACT	**TAX YEAR 2023** **MAURY**	**060** JUR	**066K** CONTROL MAP	**A** GROUP	**007.00** PARCEL	PI	**000** S/I
Ownership and Mailing Address **BURDETT VERNON ETUX NITA BURDETT** **112 CONCORD DR** **COLUMBIA TN 38401**	Alt Subdiv BK PG BLOCK LOT TRACT Additional Description Dimensions **115X178.25 IRR.**	City **60156 Columbia** SSD1 SSD2 Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Map **066K** Dist **03**	Updated 10/28/2022 Printed 03/17/2023 Card: 1 of 1 Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**6**	Total Fixtures	**6**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**	Amount **0**		Sched

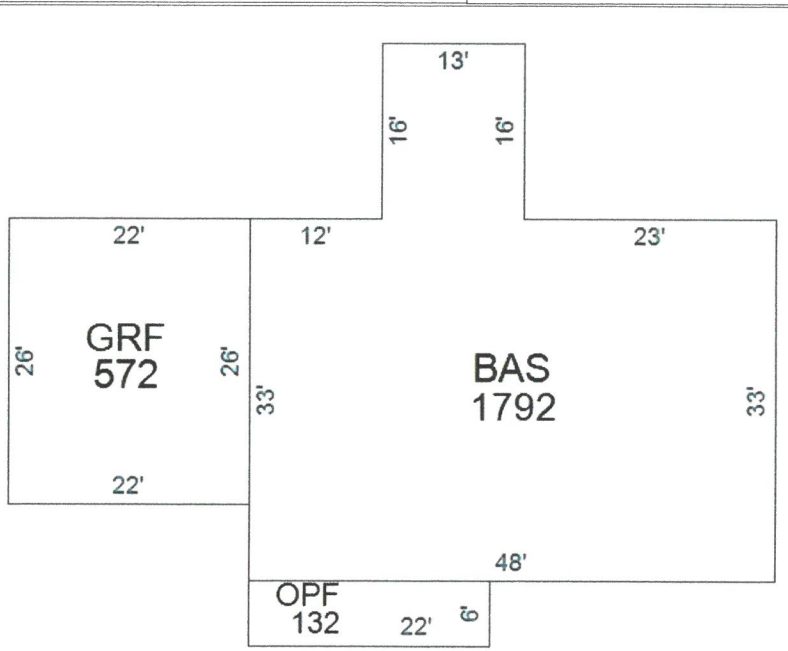
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,792	**1.174**	**1**	**1**	**1.21**	**1,792**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**259,770**	**46,280**	**306,050**	**170.79**	Dwelling Factor	**1**
RCNLD	**207,820**	**37,020**	**244,840**	**136.63**	Dwelling Value	**244,840**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,792**			
	OPF	**132**	**0**	**42.65**	**5,630**
	GRF	**572**	**0**	**71.07**	**40,650**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**248,000**
TOTAL APPRAISAL	**308,000**
GREENBELT APR	
ASSESSMENT	**77,000**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**308,000**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1987**	**1987**	**1**	**C**	**1**			**2500**	**UN**	**2,500**	**100**	**1**	**1**	**2,500**
PTO	**Patio**	**1987**	**2000**	**192**	**C**	**1**	**12X16**		**9.5833**	**AV**	**1,840**	**34**	**1**	**1**	**630**

Total OBY Value **3,130**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**115**	**178**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
10/07/2022	**R2879**	**1250**	**439,900**	**439,900**	**I**	**WD**	**A**	**BURDETT VERNON ETUX NITA BURDET**
05/20/2019	**R2557**	**1445**	**179,000**	**179,000**	**I**	**WD**	**A**	**MELTON MICHAEL ETUX TONYANNA RC**
11/30/2016	**R2404**	**1118**				**QC**		**KERLIND INVESTMENT GROUP LLC**
09/29/2015	**R2341**	**400**	**135,000**	**135,000**	**I**	**WD**	**I**	**BAILEY THOMAS ETUX DOROTHY**

NOTES

CHG EYB INCR LAND PRICE*R06FN*AREA CODE R06BV*R1944-76 SUB TRUSTEE*JG
CHG AREA CODE*FN*CHG EYB & SHAPE R10/32*JG*CHG EYB*R10/42*FN
R2404-1118 ALSO 43N-F-6*JG*R18: CHG QLTY PER 32 *CB -R22: CHG WDK/PTO PER 32 *CB

file: F. Dale

THIS INSTRUMENT PREPARED BY:
STEENBERGEN & GREFSENG
ATTORNEYS AT LAW
COLUMBIA, TENNESSEE 38401

TAX MAP: 66K, GROUP A
PARCEL: 12

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, John H. Bliss and wife, Jacquelyn K. Bliss, have this day sold and by these presents do hereby bargain, sell, transfer and convey unto Barbara Bartley, a single person, her heirs and assigns, the following described property located in the Third (3rd) Civil District of Maury County, Tennessee, more particularly bounded and described as follows, to wit:

> Being Lot 9 of Carriage Hills Subdivision, Section 1 as shown on the plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.
>
> Being the same property conveyed to Sellers by deed of record in Book 815, Page 581, Register's Office of Maury County, Tennessee, and also knows as Parcel 12 on Map 66K, Group A in the Tax Assessor's Office of Maury County, Tennessee.
>
> This is the same description as was contained in the last deed of record.

TO HAVE AND TO HOLD said tract or parcel of real estate unto the said Barbara Bartley, her heirs and assigns, together with all rights, title, interest, easements, appurtenances and hereditaments thereunto belonging in fee simple forever.

WE DO COVENANT with the said Barbara Bartley, her heirs and assigns, that we are lawfully seized and possessed of said above described tract or parcel of real estate, have a good and lawful right to sell and convey the same and that the same is unencumbered except for building restrictions of record, minimum building set back lines and utility and drainage easements as shown on the recorded plat and current year's property taxes which are pro-rated and assumed by grantee.

WE FURTHER COVENANT and bind ourselves, our heirs and personal representatives to warrant and forever defend the title to said above described tract or parcel of real estate unto the said Barbara Bartley, her heirs and assigns, against the lawful

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

103 CONCORD DR	Subdivision **CARRIAGE HILLS SEC 1**	**TAX YEAR 2023**	060	066K	A	012.00		000
Property Address	BK **5** PG **282** BLOCK LOT **0009** TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv	City **60156 Columbia**	Map **066K**	Updated 10/27/2022				
FORD BARBARA J	BK PG BLOCK LOT TRACT	SSD1	Dist **03**	Printed 03/17/2023				
103 CONCORD DR	Additional Description	SSD2		Card: 1 of 1				
COLUMBIA TN 38401	Dimensions **130X170**	Total Land Units **1** / Deed Acres **0** / Calculated Acres **0**		Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2002**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**6**	Total Fixtures	**6**
Wood FP Stacks		Openings		Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

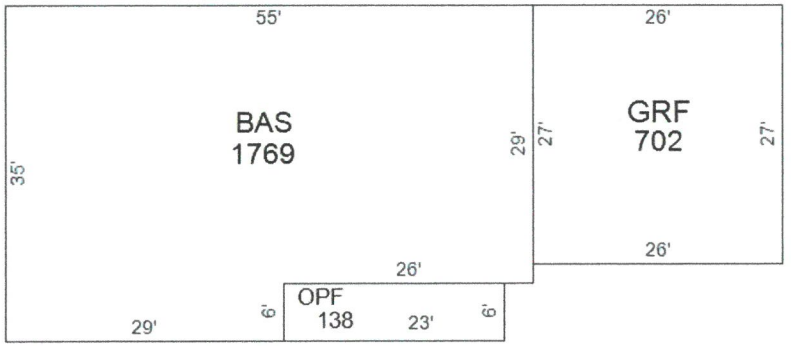
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**		
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**		
Party Wall	**00 None**	Paint/Decor	**04 Above Average**		
Struct. Frame	**00 None**	Bath Tile	**00 None**		
Roof Framing	**02 Gable/Hip**	Electrical	**03 Average**		
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**		
Cab/Millwork	**04 Above Average**				

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,769	**1.16**	**1**	**1.07**	**1.21**	**1,769**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**269,530**	**55,770**	**325,300**	**183.89**	Dwelling Factor	**1**
RCNLD	**215,620**	**44,610**	**260,230**	**147.11**	Dwelling Value	**260,230**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,769**			
	OPF	**138**	**0**	**42.61**	**5,880**
	GRF	**702**	**0**	**71.07**	**49,890**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**265,300**
TOTAL APPRAISAL	**325,300**
GREENBELT APR	
ASSESSMENT	**81,325**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**325,300**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**2006**	**2006**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**
WDK	**Wood Deck**	**2006**	**2006**	**360**	**C**	**1**	**12X30**		**16.1111**	**AV**	**5,800**	**52**		**1**	**3,020**

Total OBY Value **5,020**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**130**	**170**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
07/01/1991	**1121**	**645**	**86,000**	**86,000**	**I**	**WD**	**A**	**BARTLEY BARBARA**
06/30/1989	**815**	**581**	**85,900**	**85,900**	**I**	**WD**	**A**	**HARMON WILLIAM**
09/29/1986	**761**	**233**						**HARMON WILLIAM**

NOTES

INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN
CHG EYB & COMBINE DECKS R10/32*JG*CHG ELEC TO 03 &
EYB*R10/IH*FN
R18: CHG QLTY PER 32 *CB

BK/PG: R2752/412-413

21015576

2 PGS:AL-WARRANTY DEED	
BECKY BATCH: 252599	07/20/2021 - 10:00 AM
VALUE	290000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1073.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1086.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025
(AFFIX SEAL)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5407 Main St., Suite 103
Spring Hill, TN 37174

18-NSH21-02208

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Johnson 104 Concord Drive Columbia, TN 38401	New Owner PO BOX 1148 Franklin, TN 37065	Tax Map(s): 066K-A-003.00 000 Parcel ID(s): 066K A 003.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barry Alan Kent, a single man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Johnson, an unmarried man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Maury County, State of Tennessee, described as follows: to- wit:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 3, Carriage Hills Subd. Sec. 1, as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Barry Alan Kent, a single man by Warranty Deed from Janice F. Smith, a single woman of record in Book R2449, Page 153, in the Register's Office of Maury County, Tennessee, dated August 07, 2017 and recorded on August 14, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **104 Concord Drive, Columbia, TN 38401**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

104 CONCORD DR
Property Address

Ownership and Mailing Address
JOHNSON MICHAEL
104 CONCORD DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **3** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **120X175**

TAX YEAR 2023
MAURY

060	066K	A	003.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066K** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built	**1980**	Eff Yr Built	**2008**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**6**	Total Fixtures	**6**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**	Amount **0**		Sched

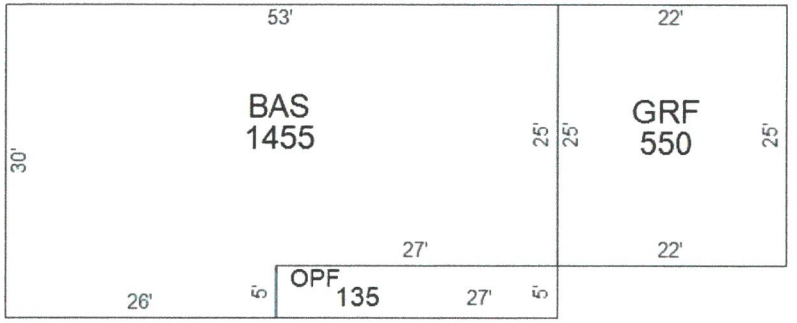
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**10 Panel-Plast-Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**03 Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **14** Other Phys Functional External % Good **86**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,455	**.973**	**1**	**1.07**	**1.21**	**1,455**	**2022**	**14**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**230,580**	**44,840**	**275,420**	**189.29**	Dwelling Factor	**1**
RCNLD	**198,300**	**38,560**	**236,860**	**162.79**	Dwelling Value	**236,860**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,455**			
	OPF	**135**	**0**	**42.67**	**5,760**
	GRF	**550**	**0**	**71.05**	**39,080**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**239,300**
TOTAL APPRAISAL	**299,300**
GREENBELT APR	
ASSESSMENT	**74,825**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**299,300**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer
03 Public / Individual
Electricity
01 Public
Gas
00 None
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
PTO	**Patio**	**2006**	**2006**	**80**	**C**	**1**	**8X10**		**9.625**	**AV**	**770**	**52**		**1**	**400**
DRW	**Driveway**	**2006**	**2006**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**

Total OBY Value **2,400**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**04**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**120**	**175**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
07/14/2021	**R2752**	**412**	**290,000**	**290,000**	**I**	**WD**	**A**	**JOHNSON MICHAEL**
08/07/2017	**R2449**	**153**	**185,500**	**185,500**	**I**	**WD**	**A**	**KENT BARRY ALAN**
04/30/1997	**1329**	**272**	**102,000**	**102,000**	**I**	**WD**	**A**	**SMITH JANICE F**
04/19/1993	**1179**	**1**	**10**	**10**	**I**	**QC**	**D**	**GABBERT KATHLEEN A**

NOTES

FOR 06:CHG WD DECK TO PATIO PER 32*INCR LAND PRICE*R06FN
06>CHG AREA CO*R06JS*FN*CHG PATIO EYB*R10/32*JG*
R2014:32 INCREASE DRWY*LDS

This instrument prepared by Thomas Napier Gordon, Attorney, Columbia, Tennessee.

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 considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, PAUL SCRIBNER, a single person, have this day bargained and sold, and do by these presents sell, transfer and convey unto EDDIE D. KELLEY and wife, SHIRLEY H. KELLEY, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land lying and being in the Third Civil District of Maury County, Tennessee, more particularly described as follows, to-wit:

> Being Lot No. 11 of Carriage Hills Subdivision, Section I, a plat of which appears of record in Plat Book 5, Page 282 of the Register's Office of Maury County, Tennessee.
>
> For source of title see deeds recorded in Book 631, Page 347 and Book 649, Page 594 of the Register's Office of Maury County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto belonging and pertaining, unto EDDIE D. KELLEY and wife, SHIRLEY H. KELLEY, as tenants by the entirety, their heirs and assigns, in fee simple forever.

I, PAUL SCRIBNER, covenant with the said EDDIE D. KELLEY and wife, SHIRLEY H. KELLEY, that I am lawfully seized and possessed of the above described tract or parcel of land, have a good and lawful right to sell and convey the same, and that said property is unencumbered except for subdivision restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511 of the Register's Office of Maury County, Tennessee, and any building setback lines and utility and drainage easements imposed by the plat of said subdivision; and I do further covenant and bind myself, my heirs and personal representatives, to forever warrant and defend the title to said above described property unto the said EDDIE D. KELLEY and wife, SHIRLEY H. KELLEY, their

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

107 CONCORD DR Property Address Ownership and Mailing Address **KELLEY EDDIE D ETUX** **SHIRLEY H** **107 CONCORD DR** **COLUMBIA TN 38401**	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **0011** TRACT Alt Subdiv BK PG BLOCK LOT TRACT Additional Description Dimensions **130X170**	**TAX YEAR 2023** **MAURY**	**060** JUR	**066K** CONTROL MAP	**A** GROUP	**010.00** PARCEL	**000** PI S/I
		City **60156 Columbia**	Map **066K**	Updated 10/27/2022
		SSD1	Dist **03**	Printed 03/17/2023
		SSD2	Card: 1 of 1	
		Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Page: 1 of 1	

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built	**1980**	Eff Yr Built	**2002**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**6**	Total Fixtures	**6**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

Foundation	**02**	**Continuous Footing**	Floor Finish	**11**	**Carpet Combination**
Floor System	**04**	**Wood W/ Sub Floor**	Interior Finish	**10**	**Panel-Plast-Drywall**
Party Wall	**00**	**None**	Paint/Decor	**04**	**Above Average**
Struct. Frame	**00**	**None**	Bath Tile	**00**	**None**
Roof Framing	**02**	**Gable/Hip**	Electrical	**04**	**Above Average**
Roof Cov/Deck	**03**	**Composition Shingle**	Shape	**01**	**Rectangular Design**
Cab/Millwork	**04**	**Above Average**			

Quality **2 : Above Average** Condition **Average** Class:

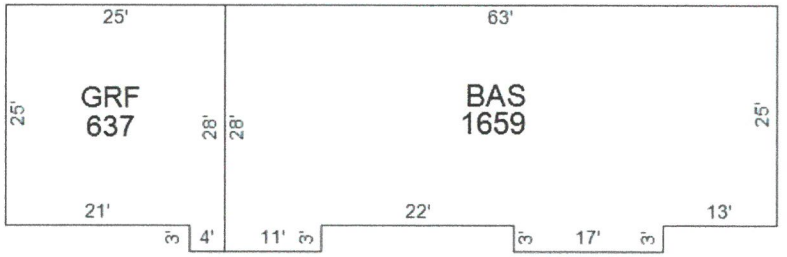
Prorate Date Factor % Comp Cost & Design **0**

Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,659	**1.095**	**1**	**1.07**	**1.21**	**1,659**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**258,940**	**45,270**	**304,210**	**183.37**	Dwelling Factor	**1**
RCNLD	**207,150**	**36,220**	**243,370**	**146.70**	Dwelling Value	**243,370**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,659**			
	GRF	**637**	**0**	**71.07**	**45,270**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**246,700**
TOTAL APPRAISAL	**306,700**
GREENBELT APR	
ASSESSMENT	**76,675**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**306,700**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units

Water/Sewer
03 Public / Individual
Electricity
01 Public
Gas
00 None

Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1980**	**1990**	**1**	**C**	**1**			**300**	**UN**	**300**	**100**		**1**	**300**
DRW	**Driveway**	**1980**	**1980**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
PTO	**Patio**	**1980**	**1980**	**66**	**C**	**1**	**3 X 22**		**9.5455**	**AV**	**630**	**10**		**1**	**60**

Total OBY Value **3,360**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**04**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**130**	**170**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
05/23/1980	**661**	**252**						**KELLEY EDDIE D ETUX**

NOTES

R14:32 INCREASE DRWY*LDS - R18: CHG QLTY PER 32 *CB - 22: ADD PTO PER 51 *CB
R22: CHG DRW VAL, WDK EYB PER 32 *CB

File Security Title

This Instrument Prepared By:

JOE M. LAMBERT, JR.
Second Floor Firstar Bank Building
P.O. Box 306
Shelbyville, TN 37162
(931) 684-9600

New Property Owners:

TIMOTHY LOVE and wife,
JANE LOVE
105 Concord Drive
Columbia, TN 38402

Tax Responsibility:
SAME

This property is identified
on the Tax Assessor's records
as Map 66K, Group A, Parcel 11.00

State of Tennessee, County of MAURY
Received for record the 19 day of
APRIL 2002 at 2:13 PM. (REC# 79202)
Recorded in official records
Book R1613 pages 258- 259

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SUSAN E. COLEMAN,** has this day bargained and sold and does, by these presents, sell, transfer, and convey unto **TIMOTHY LOVE and wife, JANE LOVE,** their heirs and assigns, a certain tract or parcel of land, lying and being in the Ninth (9th) Civil District of Maury County, Tennessee, bounded and described as follows, to-wit:

Being Lot No. 10, Carriage Hills Subdivision, Section I, as shown on plat of record in Plat Book 5, Page 282, Register's Office for Maury County, Tennessee.

Said lot fronts 130 feet on the west side of concord Drive and extends back in a westerly direction between parallel lines, a distance of 170.0 feet to a common line in the rear measuring 130.0 feet.

This conveyance is subject to any and all existing easements and restrictions of record.

Being the same property conveyed to Susan E. Coleman by Warranty Deed of record at Deed Book 1293, Page 648, Register's Office, Maury County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with all improvements thereon, and all appurtenances thereunto belonging, unto the said **TIMOTHY LOVE and wife, JANE LOVE**, their heirs and assigns, forever.

State Tax $ 432.90 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 445.90,
Register of Deeds L. WAYNE WHITE
Deputy Register LENNIS CHESNUT
BK R1613 PG 258

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

105 CONCORD DR
Property Address
Ownership and Mailing Address

LOVE TIMOTHY ETUX
JANE
105 CONCORD DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **0010** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **130X170**

TAX YEAR 2023
MAURY

060	066K	A	011.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066K** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **1 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **11 Common Brick** Attic
Heating Fuel

Year Built	1980	Eff Yr Built	2002	Rooms	0	Bedrooms	0
Full Baths		Half Baths		Add'l Fixtures	6	Total Fixtures	6
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab	Add'l Sty
Info Src	3	Occ	0	Rental: Src		Year 0	Amount 0 Sched

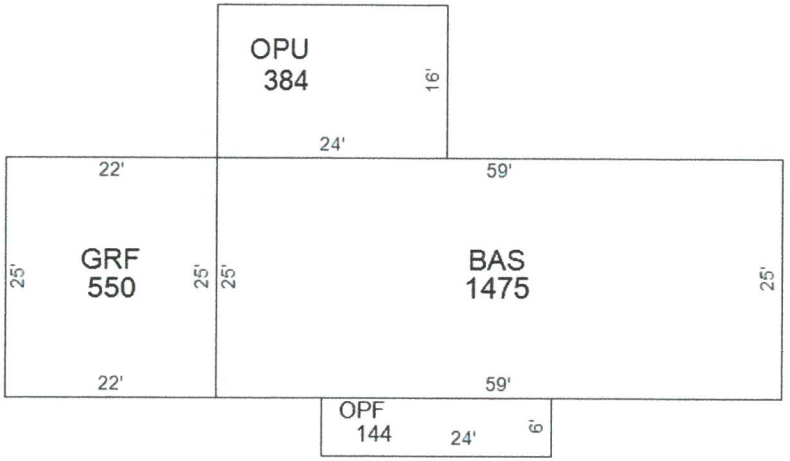
Foundation	02 Continuous Footing	Floor Finish	11 Carpet Combination
Floor System	04 Wood W/ Sub Floor	Interior Finish	10 Panel-Plast-Drywall
Party Wall	00 None	Paint/Decor	04 Above Average
Struct. Frame	00 None	Bath Tile	00 None
Roof Framing	02 Gable/Hip	Electrical	04 Above Average
Roof Cov/Deck	03 Composition Shingle	Shape	01 Rectangular Design
Cab/Millwork	04 Above Average		

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,475	.985	1	1.07	1.21	1,475	2022	20	1.00

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete
RCN	233,380	53,410	286,790	194.43	Dwelling Factor 1
RCNLD	186,700	42,720	229,420	155.54	Dwelling Value 229,420

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	1,475			
	OPF	144	0	42.64	6,140
	GRF	550	0	71.05	39,080
	OPU	384	0	21.33	8,190



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	232,400
TOTAL APPRAISAL	292,400
GREENBELT APR	
ASSESSMENT	73,100
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

	Value
COST	292,400
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	Driveway	1995	1995	1	C	1			3000	UN	3,000	100		1	3,000

Total OBY Value 3,000

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	04

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	U	22	01		130	170	1	60,000.00							100	60,000.00	60,000
					Totals:		1										60,000

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
04/18/2002	R1613	258	117,000	117,000	I	WD	A	LOVE TIMOTHY ETUX
06/06/1996	1293	648	102,000	102,000	I	WD	A	COLEMAN SUSAN E
02/12/1993	1172	881	83,500	83,500	I	WD	A	WALKER J CLIFF ETUX
01/24/1991	1109	960	75,000	75,000	I	WD	A	PECKENPAUGH ROBERT

NOTES

R14:32 INCREASE DRWY*LDS - R18: CHG QLTY PER 32*CB - R22: CHG DRW VAL PER 32*CB
22: CHG OPU PER 51 *CB

PREPARED BY FRANK K. DALE
FILE 805 SOUTH GARDEN STREET
P. O. BOX 1017
COLUMBIA, TN 38402

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between RONALD J. HAMILTON and wife, SHIRLEY J. HAMILTON, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and ROBERT G. MARSHALL and wife, DONNA J. MARSHALL, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot 2, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282 of the Register's Office of Maury County, Tennessee.
>
> Being the same property conveyed to FIRST PARTY by deed recorded in Book 767, Page 389 of said Register's Office.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, building restrictions recorded in Book 647, Page 280, as amended in Book 653, Page 511 and Book 733, Page 432, building setback lines, utility and drainage easements shown on plat of record in Plat Book 5, Page 282 and possible telephone line easement shown in Book 295, Page 292 of said Register's Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

Maury County, State of Tennessee
Received for record the 26 day of Nov 19 89 at 12:15 o'clock P M
Note Book 12 Pg 339 Receipt# 38076 Recording Fee 8.00
State Tax 306.90 Probate Fee 50 Total 315.40
Book Page Witness my hand

BOOK 813 PAGE 276

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

102 CONCORD DR (Property Address)	Subdivision **CARRIAGE HILLS SEC 1**	**TAX YEAR 2023**	**060**	**066K**	**A**	**002.00**	**000**
	BK **5** PG **282** BLOCK LOT **0002** TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv	City **60156 Columbia**	Map **066K**	Updated 10/27/2022			
MARSHALL ROBERT G	BK PG BLOCK LOT TRACT	SSD1	Dist **03**	Printed 03/17/2023			
ETUX DONNA J	Additional Description	SSD2					
102 CONCORD DR		Total Land Units **1**		Card: 1 of 1			
COLUMBIA TN 38401	Dimensions **120X175**	Deed Acres **0**					
		Calculated Acres **0**		Page: 1 of 1			

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built **1987**	Eff Yr Built **2006**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **8**	Total Fixtures **8**				
Wood FP Stacks **1**	Openings **1**	Add'l Sty	PreFab	Add'l Sty			
Info Src **3**	Occ **0**	Rental: Src	Year **0**	Amount **0**	Sched		

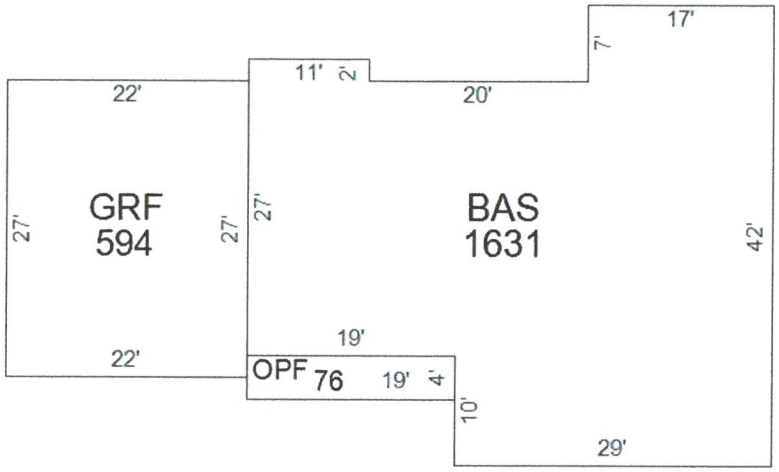
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,631	**1.078**	**1**	**1**	**1.21**	**1,631**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**242,300**	**45,450**	**287,750**	**176.43**	Dwelling Factor	**1**
RCNLD	**193,840**	**36,360**	**230,200**	**141.14**	Dwelling Value	**230,200**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,631**			
	OPF	**76**	**0**	**42.63**	**3,240**
	GRF	**594**	**0**	**71.06**	**42,210**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**237,900**
TOTAL APPRAISAL	**297,900**
GREENBELT APR	
ASSESSMENT	**74,475**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**297,900**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**2006**	**2006**	**200**	**C**	**1**	**10X20**		**20.85**	**AV**	**4,170**	**52**		**1**	**2,170**
DRW	**Driveway**	**1998**	**1998**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
UTB	**Utility Building**	**1998**	**1998**	**192**	**C**	**1**	**12X16**		**25.2604**	**AV**	**4,850**	**52**		**1**	**2,520**

Total OBY Value **7,690**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**120**	**175**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
05/26/1989	**813**	**276**	**93,000**	**93,000**	**I**	**WD**	**A**	**MARSHALL ROBERT G**
01/29/1987	**767**	**389**	**80,500**	**80,500**	**I**	**WD**	**A**	**HAMILTON RONALD J**
10/03/1986	**761**	**369**						**STEARNS THOMAS W.**

NOTES

CHG EYB INCR LAND PRICE*R06FN*CHG AREA CODE*FN*CHG DECK EYB & DRWY PRICE*R10/32*JG*R18: CHG QLTY & EYB PER 32 *CB - R22: CHG HVAC PER 32 *CB

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 9-11-2001
(AFFIX SEAL)

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

MAIL

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory F. Philpott (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP: 66K
109 Concord Drive (ADDRESS)	718 Thompson Lane, Suite 114 (ADDRESS)	GROUP: A
Columbia, Tennessee 38401 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	PARCEL: 009.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jimmy Kent Woody and wife, Anita B. Woody

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory F. Philpott and wife, Tabitha N. Philpott

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Maury COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 12, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, page 282, Register's Office for Maury County, Tennessee.

Being the same property conveyed to JIMMY KENT WOODY and wife, ANITA B. WOODY, as tenants by the entirety, by deed from Francis T. Sparkman and wife, Bettie V. Sparkman of record in Book 715, page 782, Register's Office for Maury County, Tennessee.

Tract II:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being a part of Lot 13 of Carriage Hills Subdivision, Section I as shown by a map of record in Plat Book 5 at page 282 and more particularly described as follows:

Beginning at a point in the southwest corner of Lot 13 a common corner to Lot 12 in the northern margin of Concord Drive; thence north 55 degrees 37 minutes west 182.70 feet to a point in the northwest corner of Lot 13 a common corner

CONTINUED

unimproved ( )
This is improved (X) property, known as 109 Concord Drive, Columbia, Tennessee 38401
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12th day of March 19 99

Jimmy Kent Woody
Jimmy Kent Woody

Anita B. Woody
Anita B. Woody

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

109 CONCORD DR (Property Address)	Subdivision **CARRIAGE HILLS SEC 1**	**TAX YEAR 2023 MAURY**	060	066K	A	009.00		000
	BK **5** PG **282** BLOCK LOT **0012** TRACT		JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv **LOT P/13**	City **60156 Columbia**	Map **066K**		Updated 10/27/2022			
PHILPOTT GREGORY F ETUX	BK PG BLOCK LOT **P/13** TRACT	SSD1	Dist **03**		Printed 03/17/2023			
TABITHA N	Additional Description	SSD2						
109 CONCORD DR		Total Land Units **1**			Card: 1 of 1			
COLUMBIA TN 38401	Dimensions **142.91X182.7 IRR**	Deed Acres **0**						
		Calculated Acres **0**			Page: 1 of 1			

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built	**1980**	Eff Yr Built	**2002**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**6**	Total Fixtures	**6**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**	Amount **0**		Sched

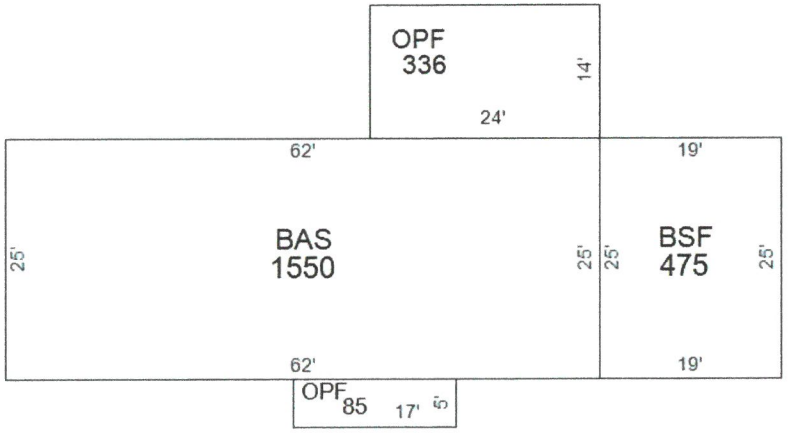
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**10 Panel-Plast-Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**03 Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,550	**1.03**	**1**	**1.07**	**1.21**	**2,025**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**243,840**	**71,960**	**315,800**	**155.95**	Dwelling Factor	**1**
RCNLD	**195,070**	**57,570**	**252,640**	**124.76**	Dwelling Value	**252,640**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,550**			
	BSF	**475**	**100**	**113.71**	**54,010**
	OPF	**85**	**0**	**42.59**	**3,620**
	OPF	**336**	**0**	**42.65**	**14,330**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**274,400**
TOTAL APPRAISAL	**334,400**
GREENBELT APR	
ASSESSMENT	**83,600**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**334,400**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1990**	**1990**	**1**	**C**	**1**			**1000**	**UN**	**1,000**	**100**		**1**	**1,000**
GUD	**Detached Garage Unfi**	**1990**	**2008**	**912**	**C**	**1**	**38 X 24**		**29.9013**	**AV**	**27,270**	**72**		**1**	**19,630**
PTO	**Patio**	**2019**	**2019**	**130**	**C**	**1**	**10 X 13**		**9.6154**	**AV**	**1,250**	**91**		**1**	**1,140**

Total OBY Value **21,770**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**15**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**142**	**182**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
03/12/1999	**R1422**	**817**	**107,000**	**107,000**	**I**	**WD**	**A**	**PHILPOTT GREGORY F ETUX**
10/15/1987	**781**	**105**						**WOODY JIMMY K**
07/16/1984	**715**	**782**						**WOODY JIMMY K**

NOTES

R18: CHG QLTY PER 32 *CB - R22: ADD OPF, DEL CUD PER 32 *CB
22: ADD PTO, DEL WDK PER 51 *CB

Standard Form RE1001 - General Warranty Deed

This Instrument Prepared by: R. W. Hardison, Attorney at Law
710 N. Main Street, P. O. Box 1505, Columbia, TN 38402-1505

Send Tax Bills To:	Owner:
Rudy A. Holzer	same
2395	
Burton, MI 48519	

OATH: I, the undersigned Affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $ 18000.00.

Affiant

Subscribed and sworn before me this 28th day of October, 1988.

Notary Public

Commission Expires: 1-27-91

NOTARY PUBLIC AT LARGE STATE OF TN

D E E D

This indenture is made and entered into this 28th day of October, 1988 between Bobby R. Pilkinton (GRANTOR) and Rudy A. Holzer, and wife, Valerie D. Holzer (GRANTEE).

For and in consideration of ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and conveys unto Grantee, the following described tract or parcel of land:

(See Exhibit A attached hereto and incorporated herein by reference.)

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered except for covenants, conditions and restrictions as set forth in instrument dated June 27, 1979 of record in Book 647 at page 289 and as amended in Book 653 at page 511 and Book 733 at page 432 in the Maury County, Tennessee Register of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-mentioned tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

Maury County, State of Tennessee
Received for record the 10 day of Nov 1988 at 1:45 o'clock P M
Note Book 12 Pg 387 Receipt# 31600 Recording Fee 8.50
State Tax 59.40 Probate Fee .50 Total 67.90
Book ____ Page ____ Witness my hand Janice W. Andrews Register

I hereby certify that I registered the above instrument the 14 day of Nov 1988
Janice W. Andrews Register

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

108 CONCORD DR Property Address	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **0005** TRACT	**TAX YEAR 2023** **MAURY**	060	066K	A	005.00		000
Ownership and Mailing Address	Alt Subdiv		JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
HOLZER RUDY A ETUX **VALERIE D** **108 CONCORD DR** **COLUMBIA TN 38401**	BK PG BLOCK LOT TRACT Additional Description Dimensions **120.65X175 IRR.**	City **60156 Columbia** SSD1 SSD2 Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Map **066K** Dist **03**	Updated 10/27/2022 Printed 03/17/2023 Card: 1 of 1 Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built	**1989**	Eff Yr Built	**2002**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**8**	Total Fixtures	**8**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

Foundation	**02**	**Continuous Footing**	Floor Finish	**11**	**Carpet Combination**
Floor System	**04**	**Wood W/ Sub Floor**	Interior Finish	**07**	**Drywall**
Party Wall	**00**	**None**	Paint/Decor	**04**	**Above Average**
Struct. Frame	**00**	**None**	Bath Tile	**00**	**None**
Roof Framing	**02**	**Gable/Hip**	Electrical	**03**	**Average**
Roof Cov/Deck	**03**	**Composition Shingle**	Shape	**01**	**Rectangular Design**
Cab/Millwork	**04**	**Above Average**			

Quality **2 : Above Average** Condition **Average** Class:

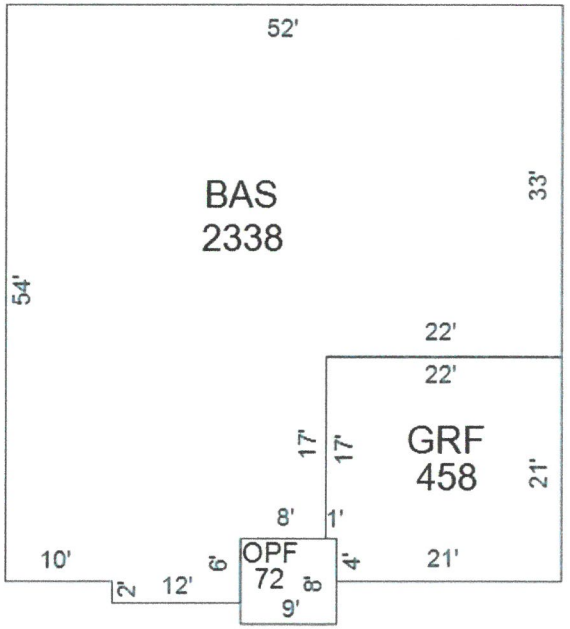
Prorate Date Factor % Comp Cost & Design **0**

Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
2,338	**1.496**	**1**	**1.07**	**1.21**	**2,338**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**355,520**	**35,620**	**391,140**	**167.30**	Dwelling Factor	**1**
RCNLD	**284,420**	**28,500**	**312,920**	**133.84**	Dwelling Value	**312,920**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**2,338**			
	OPF	**72**	**0**	**42.64**	**3,070**
	GRF	**458**	**0**	**71.07**	**32,550**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**317,300**
TOTAL APPRAISAL	**377,300**
GREENBELT APR	
ASSESSMENT	**94,325**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**377,300**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1989**	**1989**	**1**	**C**	**1**			**4000**	**UN**	**4,000**	**100**		**1**	**4,000**
PTO	**Patio**	**1989**	**2002**	**1**	**C**	**1**			**400**	**UN**	**400**	**100**		**1**	**400**

Total OBY Value **4,400**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**120**	**175**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
10/28/1988	**801**	**544**	**18,000**	**18,000**	**V**	**WD**	**A**	**HOLZER RUDY A ETUX**
10/28/1986	**763**	**112**						**PILKINTON BOBBY R**

NOTES

ADD PATIO PER 32*FN06VI*INCR LAND PRICE*R06FN*06:CHG AREA CODER*R06JS
CHG AREA CODE*FN*CHG EYB & DRWY R10/32*JG*CHG EYB*R10/42*FN
R18: CHG QLTY PER 32 *CB - R22: CHG DRW VAL, PTO EYB PER 32 *CB

State of Tennessee, County of MAURY
Received for record the 02 day of
JUNE 2000 at 3:43 PM. (REC# 39841)
Recorded in official records
Book R1487 pages 409- 410
State Tax $ 462.50 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 473.50,
Register of Deeds L. WAYNE WHITE
Deputy Register JUNE RUSHING ANDERSON

File

PREPARED BY:
JAMES T. DUBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Donald L. Joyce and wife, Brenda K. Joyce, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Hector Guzman, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 13, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.
>
> INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT TO BE EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND:
>
> Beginning at a point in the southwest corner of Lot 13, Carriage Hills Subdivision, Section 1, as shown in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee, a common corner to Lot 12 in the northern margin of Concord Drive; thence North 55 degrees 37 minutes West 182.70 feet to a point the northwest corner of Lot 13 a common corner to Lot 12; thence North 52 degrees 42 minutes East 14 feet to a point; thence in a straight line to the point of beginning.
>
> Being the same property conveyed to FIRST PARTY by deed of record in Book 813, Page 700, Register's Office of Maury County, Tennessee.
>
> Map 66K, Group A, Parcel 8.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

111 CONCORD DR Property Address	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **0013** TRACT	**TAX YEAR 2023** **MAURY**	060	066K	A	008.00		000
Ownership and Mailing Address	Alt Subdiv BK PG BLOCK LOT TRACT		JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
GUZMAN HECTOR **111 CONCORD DR** **COLUMBIA TN 38401**	Additional Description	City **60156 Columbia** SSD1 SSD2	Map **066K** Dist **03**		Updated 10/27/2022 Printed 03/17/2023			
	Dimensions **126.28X182.70 IRR**	Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Card: 1 of 1 Page: 1 of 1					

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**8**	Total Fixtures	**8**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

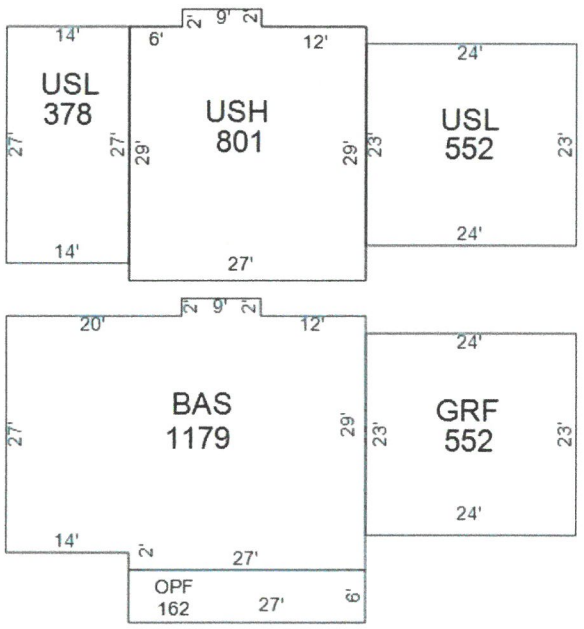
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,179	**.806**	**1**	**1**	**1.21**	**1,939**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**183,150**	**142,720**	**325,870**	**168.06**	Dwelling Factor	**1**
RCNLD	**146,520**	**114,180**	**260,700**	**134.45**	Dwelling Value	**260,700**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,179**			
	OPF	**162**	**0**	**42.65**	**6,910**
	GRF	**552**	**0**	**71.07**	**39,230**
	USL	**552**	**30**	**42.64**	**23,540**
	USL	**378**	**30**	**42.65**	**16,120**
	USH	**801**	**60**	**71.06**	**56,920**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**263,600**
TOTAL APPRAISAL	**323,600**
GREENBELT APR	
ASSESSMENT	**80,900**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**323,600**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1987**	**2000**	**120**	**C**	**1**	**10X12**		**20.8333**	**AV**	**2,500**	**34**		**1**	**850**
DRW	**Driveway**	**1987**	**1987**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**

Total OBY Value **2,850**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**126**	**182**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/02/2000	**R1487**	**409**	**125,000**	**125,000**	**I**	**WD**	**A**	**GUZMAN HECTOR**
06/12/1989	**813**	**700**	**110,000**	**110,000**	**I**	**WD**	**A**	**JOYCE DONALD L**
08/21/1987	**777**	**229**	**80,250**	**80,250**	**I**	**WD**	**A**	**MARECLE MILTON H ETUX**
10/09/1986	**761**	**472**						**COHENOUR JULIAN S JR**

NOTES

INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN
R2014:32 CHG EFF AGE*LDS - R18: CHG QLTY PER 32 *CB
R22: CHG HVAC, WDK EYB PER 32 *CB

WARRANTY DEED

BK/PG:R2846/1034-1036
22010739

3 PGS : WARRANTY DEED	
BECKY BUCHANAN 279629 - 22010739	
05/27/2022 - 02:19 PM	
VALUE	429200.00
MORTGAGE TAX	0.00
TRANSFER TAX	1588.04
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1606.04

STATE of TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2022.

Bethany D Scott
Notary Public

MY COMMISSION EXPIRES: 3-28-26
(AFFIX SEAL)

BETHANY D SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 28, 2026

THIS INSTRUMENT WAS PREPARED BY
Kathryn Cassidy, Ark Title Group, LLC, 1612 Westgate Circle, Suite 115, Brentwood, TN 37027

File No.: TN-22-06967

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zachary Colburn and Lindsay Colburn, husband and wife	Zachary Colburn and Lindsay Colburn, husband and wife	
(NAME) 100 Concord Drive	(NAME) 100 Concord Drive	066K-A-001.00
(ADDRESS) Columbia, TN 38401	(ADDRESS) Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Nine Thousand Two Hundred And No/100 Dollars ($429,200.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EDGEMONT PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DBA EDGEMONT HOLDINGS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY COLBURN AND LINDSAY COLBURN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MAURY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Maury County, Tennessee, being Lot No. 1 on the Plan of Carriage Hills Subdivision, Section 1 of record in Plat Book 5, Page 282, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edgemont Properties LLC, a Tennessee Limited Liability Company, DBA Edgemont Holdings by Warranty deed from Justin Whitwell and Brittany Whitwell, a Married Couple of record in Book R2647, page 1063, Register's Office for Maury County, Tennessee, dated June 25, 2020 and recorded on July 14, 2020.

Being the same property conveyed to Justin Whitwell, a single man by Warranty deed from Heirs at Law of Wallace F. Wissen, Deceased, Kimberly Rolfson, and Heidi Lablue, by and Through Its Duly Appointed Attorney-in-fact, Kimberly Rolfson of record in Book R2432, page 879, Register's Office for Maury County, Tennessee, dated May 01, 2017 and recorded on May 15, 2017.

unimproved ☐
This is improved ☒ property, known as 100 Concord Drive, Columbia, TN 38401
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

100 CONCORD DR
Property Address

Ownership and Mailing Address
COLBURN ZACHARY ETUX LINDSAY COLBURN
100 CONCORD DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **1** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **153.98X170.64 IRR.**

TAX YEAR 2023
MAURY

060	066K	A	001.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066K** Updated 07/06/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **2 Story Frame** Heating/Air **7 Heat And Cooling Split**
Exterior Wall **04 Siding Average** Attic
Heating Fuel

Year Built	Eff Yr Built	Rooms	Bedrooms
1987	**2006**	**0**	**0**

Full Baths	Half Baths	Add'l Fixtures	Total Fixtures
		8	**8**

Wood FP Stacks	Openings	Add'l Sty	PreFab	Add'l Sty
1	**1**			

Info Src	Occ	Rental: Src	Year	Amount	Sched
3	**0**		**0**	**0**	

Foundation **02 Continuous Footing** Floor Finish **12 Carpet**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

Quality **2 : Above Average** Condition **Average** Class:

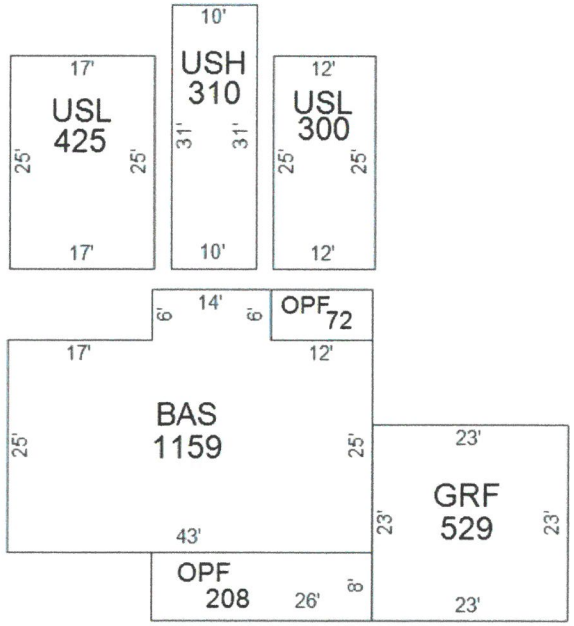
Prorate	Date	Factor	% Comp	Cost & Design
				0

Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,159	**.794**	**1**	**1**	**1.21**	**1,563**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**184,140**	**102,470**	**286,610**	**183.37**	Dwelling Factor	**1**
RCNLD	**147,310**	**81,980**	**229,290**	**146.70**	Dwelling Value	**229,290**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,159**			
	OPF	**208**	**0**	**42.64**	**8,870**
	OPF	**72**	**0**	**42.64**	**3,070**
	GRF	**529**	**0**	**71.06**	**37,590**
	USH	**310**	**60**	**71.06**	**22,030**
	USL	**300**	**30**	**42.63**	**12,790**
	USL	**425**	**30**	**42.64**	**18,120**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**242,200**
TOTAL APPRAISAL	**302,200**
GREENBELT APR	
ASSESSMENT	**75,550**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**302,200**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **01 Public / Public**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1987**	**1987**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
WDK	**Wood Deck**	**1987**	**1987**	**264**	**C**	**1**	**11X24**		**18.447**	**AV**	**4,870**	**10**		**1**	**490**
GUD	**Detached Garage Unfi**	**1996**	**1996**	**576**	**C**	**1**	**24X24**		**34.0625**	**AV**	**19,620**	**48**		**1**	**9,420**

Total OBY Value **12,910**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**153**	**170**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
					Totals:		**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
05/27/2022	**R2846**	**1034**	**429,200**	**429,200**	**I**	**WD**	**A**	**COLBURN ZACHARY ETUX LINDSAY CO**
06/25/2020	**R2647**	**1063**	**230,000**	**230,000**	**I**	**WD**	**A**	**EDGEMONT PROPERTIES LLC**
05/01/2017	**R2432**	**879**	**171,500**	**171,500**	**I**	**WD**	**A**	**WHITWELL JUSTIN**
04/26/2017	**R2432**	**877**				**HR**		**ROLFSON KIMBERLY & HEIDI LABLUE**

NOTES

INCR LAND PRICE*R06FN*CHG AREA CODE*R06JS*CHG AREA CODE FN*R2014:32 CHG EFF AGE INCREASE DRWY*LDS 15:32 CHG EYB*LDS

Return to: DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

BK/PG: R2586/393-394
19015212

2 PGS:AL-WARRANTY DEED	
SUSIE BATCH: 219199	10/03/2019 - 08:30 AM
VALUE	349900.00
MORTGAGE TAX	0.00
TRANSFER TAX	1294.63
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1307.63

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF ~~Maury~~ Williamson (ETK)

The actual consideration or value, whichever is greater, for this transfer is $349,900.00

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2019.

E. Mannix
Notary Public

My commission expires: 1-3-23

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Adam York **Kathryn York**	New Owner	**066K-A-004.00**
106 Concord Drive		
Columbia, TN 38401		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Preston Dalton and wife, Asiah Dalton, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam York and Kathryn York, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Maury COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 4 on the Plan of Carriage Hills Subdivision, Section 1 of record in Plat Book 5, Page 282, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Preston Dalton and wife, Asiah Dalton, as tenants by the entirety by Warranty deed from First Farmers and Merchants Bank, Conservators for Kurt Brydon Peterson, a 1/2 undivided interest and Bonita J. Peterson, a 1/2 undivided interest of record in Book R2544, page 1141, Register's Office for Maury County, Tennessee, dated March 05, 2019 and recorded on March 07, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 647, page 280, Book 653, page 511, Book 733, page 432, said Register's Office.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

106 CONCORD DR
Property Address

Ownership and Mailing Address
YORK ADAM ETUX KATHRYN
106 CONCORD DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **4** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **130X175**

TAX YEAR 2023
MAURY

060	066K	A	004.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066K** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**8**	Total Fixtures	**8**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

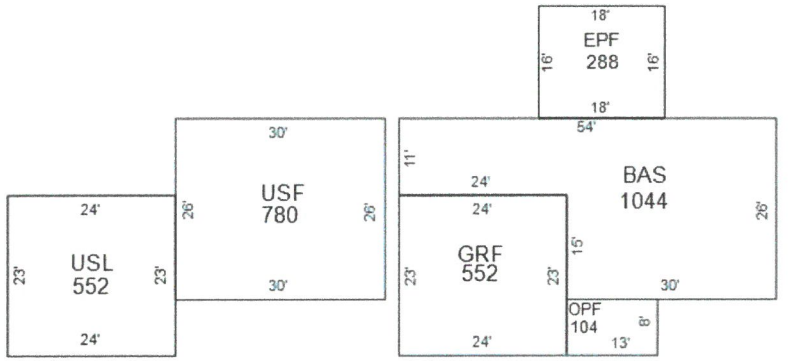
Foundation	**02**	**Continuous Footing**	Floor Finish	**11**	**Carpet Combination**
Floor System	**04**	**Wood W/ Sub Floor**	Interior Finish	**07**	**Drywall**
Party Wall	**00**	**None**	Paint/Decor	**04**	**Above Average**
Struct. Frame	**00**	**None**	Bath Tile	**00**	**None**
Roof Framing	**02**	**Gable/Hip**	Electrical	**04**	**Above Average**
Roof Cov/Deck	**03**	**Composition Shingle**	Shape	**03**	**U-Shaped**
Cab/Millwork	**04**	**Above Average**			

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,044	**.723**	**1**	**1**	**1.21**	**1,990**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**168,380**	**199,730**	**368,110**	**184.98**	Dwelling Factor	**1**
RCNLD	**134,700**	**159,770**	**294,470**	**147.97**	Dwelling Value	**294,470**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,044**			
	USF	**780**	**100**	**127.92**	**99,780**
	OPF	**104**	**0**	**42.60**	**4,430**
	GRF	**552**	**0**	**71.07**	**39,230**
	EPF	**288**	**0**	**113.72**	**32,750**
	USL	**552**	**30**	**42.64**	**23,540**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**298,100**
TOTAL APPRAISAL	**358,100**
GREENBELT APR	
ASSESSMENT	**89,525**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**358,100**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer
01 Public / Public
Electricity
01 Public
Gas
00 None
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
PTO	**Patio**	**1995**	**1995**	**288**	**B**	**1**	**18X16**		**10.8681**	**GD**	**3,130**	**19**		**1**	**600**
DRW	**Driveway**	**1995**	**1995**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**

Total OBY Value **3,600**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**130**	**175**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
10/02/2019	**R2585**	**393**	**349,900**	**349,900**	**I**	**WD**	**A**	**YORK ADAM ETUX KATHRYN**
03/05/2019	**R2544**	**1141**	**236,800**	**236,800**	**I**	**WD**	**J**	**DALTON PRESTON ETUX ASIAH**
09/24/2018	**R2519**	**529**				**CO**		**FIRST FARMERS/MERCHANTS BANK CO**
08/05/2005	**R1872**	**942**	**169,900**	**169,900**	**I**	**WD**	**A**	**PETERSON KURT B ETUX**

NOTES

06:DELETE PATIO & ADD OPF PER 32*FN06VI 1841-284 QC*CHG EYB* FN06VI*CHG EYB INCR LAND PRICE*R06FN*06:CHG AREA CO*FN CHG EYB, PATIO, & DRWY R10/32*JG*CHG EYB*R10/42*FN R18: CHG QLTY PER 32 *CB - R2519-529 ORDER TO CONVEY TO CONSERVATOR & SELL PROPERTY*JG - 20: CHG OPF/EPF PER 50 *CB

MORTGA[illegible] SOVRAN MORTGAGE CORPORA[illegible]

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF April 19 89

Notary Public

MY COMMISSION EXPIRES: 4/11/92

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY Brenda Franks Hale

HALE & HALE ATTORNEYS, 312 First Tennessee Bank Building, Franklin, Tennessee 37064

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Stephenson (NAME)	Sovran Mortgage Corporation (NAME)	MAP 66K
110 Concord Drive (STREET ADDRESS OR ROUTE NUMBER)	1512 Willowlawn Drive (STREET ADDRESS)	GROUP A
Columbia, Tennessee 38401 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23230 (CITY) (STATE) (ZIP)	PARCEL 6

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kenneth D. Thomas and wife, Helen L. Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert F. Stephenson and wife, Susan C. Stephenson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Maury COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A parcel of land lying and being in the Third Civil District of Maury County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 6 of Carriage Hills Subdivision, Section I, a plat of which appears of record in Plat Book 5, page 282, Register's Office for Maury County, Tennessee.

Being the same property conveyed to Kenneth D. Thomas and wife, Helen L. Thomas by deed from Flanigan Builders, Inc. of record in Book 769, page 304, Register's Office for Maury County, Tennessee.

This conveyance is subject to the plan of Carriage Hills Subdivision, Section I, of record in Plat Book 5, page 282, Register's Office for Maury County, Tennessee; and further to restrictions of record in Book 647, page 280, Book 653, page 511, and Book 733, page 432, said Register's Office.

Maury County, State of Tennessee
Received for record the 1 day of May 1989 at 11:35 o'clock A M
Note Book 14 Pg 427 Receipt# 37031 Recording Fee 8.00
State Tax 369.60 Probate Fee .50 Total 378.10
Book [illegible] Page [illegible] Witness my hand Pamela Andrews
Register

This is improved (XX) unimproved ( ) property, known as 110 Concord Drive, Columbia, Tennessee 38401
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 28th day of April, 19 89

Kenneth D. Thomas

Helen L. Thomas

BOOK 811 PAGE 351

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

110 CONCORD DR
Property Address

Ownership and Mailing Address
STEPHENSON ROBERT F
ETUX SUSAN C
110 CONCORD DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **0006** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **128.91X171.90 IRR.**

TAX YEAR 2023
MAURY

060	066K	A	006.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066K** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**12 Brick/Wood**	Attic	**4 Full-Fin**
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**12**	Total Fixtures	**12**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

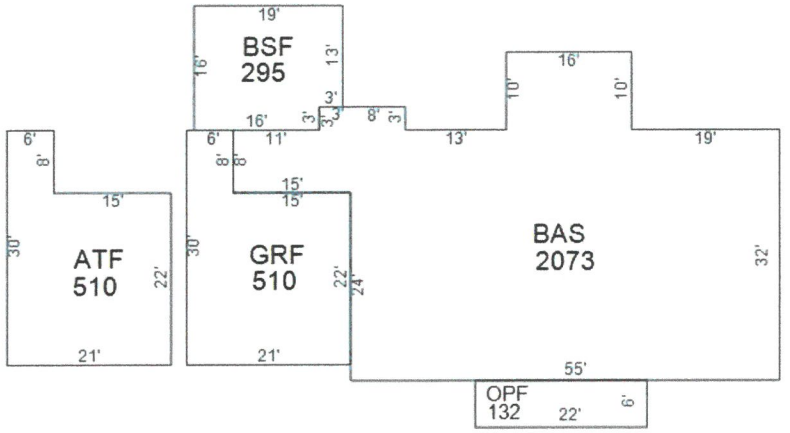
Foundation	**02**	**Continuous Footing**	Floor Finish	**11**	**Carpet Combination**
Floor System	**04**	**Wood W/ Sub Floor**	Interior Finish	**07**	**Drywall**
Party Wall	**00**	**None**	Paint/Decor	**04**	**Above Average**
Struct. Frame	**00**	**None**	Bath Tile	**00**	**None**
Roof Framing	**02**	**Gable/Hip**	Electrical	**04**	**Above Average**
Roof Cov/Deck	**03**	**Composition Shingle**	Shape	**01**	**Rectangular Design**
Cab/Millwork	**04**	**Above Average**			

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
2,073	**1.34**	**1**	**1.021**	**1.21**	**2,368**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**311,970**	**89,910**	**401,880**	**169.71**	Dwelling Factor	**1**
RCNLD	**249,580**	**71,920**	**321,500**	**135.77**	Dwelling Value	**321,500**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**2,073**			
	BSF	**295**	**100**	**113.69**	**33,540**
	OPF	**132**	**0**	**42.65**	**5,630**
	GRF	**510**	**0**	**71.06**	**36,240**
	ATF	**510**	**0**	**28.43**	**14,500**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**352,500**
TOTAL APPRAISAL	**412,500**
GREENBELT APR	
ASSESSMENT	**103,125**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**412,500**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer
01 Public / Public
Electricity
01 Public
Gas
00 None
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1996**	**1996**	**1**	**C**	**1**			**4000**	**UN**	**4,000**	**100**		**1**	**4,000**
WDK	**Wood Deck**	**2012**	**2012**	**420**	**C**	**1**	**21 X 20**		**15.0952**	**AV**	**6,340**	**70**		**1**	**4,440**
GFD	**Detached Garage Fini**	**1996**	**2002**	**1,008**	**C**	**1**	**24 X 42**		**37.371**	**AV**	**37,670**	**60**		**1**	**22,600**

Total OBY Value **31,040**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**128**	**171**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
04/28/1989	**811**	**351**	**112,000**	**112,000**	**I**	**WD**	**A**	**STEPHENSON ROBERT F**
03/10/1987	**769**	**304**	**95,500**	**95,500**	**I**	**WD**	**A**	**THOMAS KENNETH D**
10/16/1986	**761**	**573**						**FLANIGAN BUILDERS**

NOTES

CHG EYB INCR LAND PRICE*R06FN*AREA CODE R06BV*06:ELECT TO 04 QUAL TO 01*R06FN
CHG AREA CODE*FN -R18: CHG QLTY PER 32 *CB -R22: CHG DRW VAL, REP WDK PER 32 *CB

Ret- Alpha & Omega

This instrument prepared by Daniel L. Murphy, Attorney at Law, 207 W. 8th St., Columbia, Tennessee.

GENERAL WARRANTY DEED

This indenture is made and entered into this the 28th day of May, 2004 between **Ralph H. Warner and wife, Betty L. Warner** (hereinafter referred to as "GRANTOR") and **Harvey P. Nicholson and wife, Carolyn D. Nicholson** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as follows:

Lot 8 of the Carriage Hills Subdivision, Section 1 as shown by a map of record in Plat Book 5 at page 282 in the Maury County, Tennessee Register of Deeds office.

Being the same property conveyed to Ralph H. Warner and wife, Betty L. Warner by instrument dated May 18, 2001 of record in Book R1540 at page 784 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel #66K-A-66K-13.00

Note: The legal description set forth above is the same property as contained in Grantor's previous deed of record and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interest, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and rights-of-way as shown by map of record in Plat Book 5, Page 282; covenants, conditions and restrictions as set forth in instrument of record in Book 647, Page 280 and amended in Book 653 at page 511 and Book 733 at page 432; an easement for the purpose of telephone line, in favor of A T & T, of record in Book 295, Page 292 and by an easement for the purpose of electric transmission line, in favor of U S of America, of record in Book 661, Page 46 in the Maury County, Tennessee Register of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Ralph H. Warner

Ralph H. Warner

Betty L. Warner

Betty L. Warner

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

101 CONCORD DR Property Address Ownership and Mailing Address **NICHOLSON HARVEY P ETUX** **CAROLYN D** **101 CONCORD DR** **COLUMBIA TN 38401**	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **0008** TRACT Alt Subdiv BK PG BLOCK LOT TRACT Additional Description Dimensions **141.73X170 IRR.**											**TAX YEAR 2023** **MAURY**								
												JUR	CONTROL MAP		GROUP		PARCEL		PI	S/I
												060	**066K**		**A**		**013.00**			**000**
												City	**60156 Columbia**		Map	**066K**	Updated	10/27/2022		
												SSD1			Dist	**03**	Printed	03/17/2023		
												SSD2								
												Total Land Units	**1**		Card: 1 of 1					
												Deed Acres	**0**							
												Calculated Acres	**0**		Page: 1 of 1					

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1993**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**9**	Total Fixtures	**9**
Wood FP Stacks		Openings		Add'l Sty		PreFab	Add'l Sty
Info Src **0**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

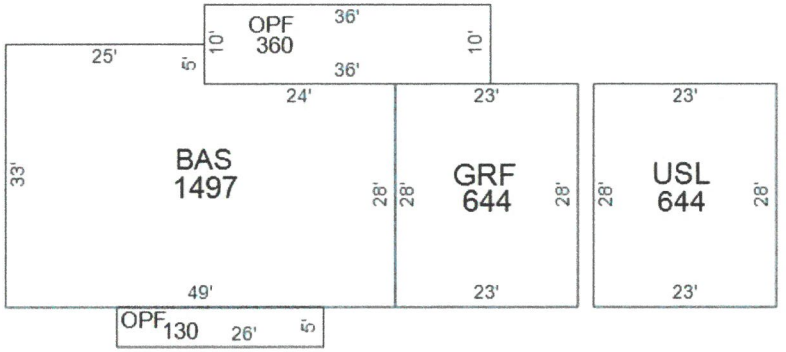
Foundation	**02**	**Continuous Footing**	Floor Finish	**11**	**Carpet Combination**
Floor System	**04**	**Wood W/ Sub Floor**	Interior Finish	**07**	**Drywall**
Party Wall	**00**	**None**	Paint/Decor	**04**	**Above Average**
Struct. Frame	**00**	**None**	Bath Tile	**00**	**None**
Roof Framing	**02**	**Gable/Hip**	Electrical	**04**	**Above Average**
Roof Cov/Deck	**03**	**Composition Shingle**	Shape	**02**	**L-Shaped**
Cab/Millwork	**04**	**Above Average**			

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,497	**.998**	**1**	**1**	**1.21**	**1,690**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**222,110**	**94,110**	**316,220**	**187.11**	Dwelling Factor	**1**
RCNLD	**177,690**	**75,290**	**252,980**	**149.69**	Dwelling Value	**252,980**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,497**			
	OPF	**130**	**0**	**42.62**	**5,540**
	OPF	**360**	**0**	**42.64**	**15,350**
	GRF	**644**	**0**	**71.06**	**45,760**
	USL	**644**	**30**	**42.64**	**27,460**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**263,100**
TOTAL APPRAISAL	**323,100**
GREENBELT APR	
ASSESSMENT	**80,775**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**323,100**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1993**	**1993**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**
GUD	**Detached Garage Unfi**	**1995**	**1995**	**480**	**C**	**1**	**20X24**		**36.6667**	**AV**	**17,600**	**46**		**1**	**8,100**

Total OBY Value **10,100**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**141**	**170**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
					Totals:		**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
05/28/2004	**R1801**	**273**	**145,000**	**145,000**	**I**	**WD**	**A**	**NICHOLSON HARVEY P ETUX**
05/18/2001	**R1540**	**784**	**137,500**	**137,500**	**I**	**WD**	**A**	**WARNER RALPH H ETUX**
12/15/1999	**R1463**	**855**	**134,500**	**134,500**	**I**	**WD**	**A**	**PARSONS DAVID I ETUX**
02/15/1995	**1245**	**379**	**111,550**	**111,550**	**I**	**WD**	**A**	**CHEEK WILLIAM L SR**

NOTES

QUAL TO 01 DELETE WD DECK INCR LAND PRICE & ADD OPF*R06FN
AREA CODE R06BV*CHG AREA CODE*FN*CHG EYB & DRWY R10/32*JG*
CHG EYB*R10/42*FN
R18: CHG QLTY PER 32 *CB

File:

This instrument prepared by:	Name and Address of New Property Owner:
Marshall Title & Escrow 104 West 6th Street PO Box 8150 Columbia, Tennessee 38402	Margaret H. Tinsley 112 Lenox Drive Columbia, TN 38401 **Person or Agency Responsible for Taxes:** **Same** **Map 066K-A-035.00**

WARRANTY DEED

THIS INDENTURE, made and entered into on this 15th day of June, 2007, by and between the Grantors, **Mackey Cutler and wife, Brenda Cutler** and the Grantee, **Margaret H. Tinsley, unmarried...**

That for and in consideration of **One Hundred Sixty Five Thousand and no/100 ($165,000.00)** and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantors have conveyed the described property unto Grantee:

BK/PG:R1990/563-564
07010209
2 PGS : AL - WARRANTY DEED
30318 BATCH: 67536
06/19/2007 - 10:06 AM
VALUE 165000.00
MORTGAGE TAX 0.00
TRANSFER TAX 610.50
RECORDING FEE 10.00
DP FEE 2.00
REGISTER'S FEE 1.00
TOTAL AMOUNT 623.50
STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Land in Maury County, Tennessee, being Lot 20, SECTION 1, CARRIAGE HILLS Subdivision, as shown on plat of record in Plat Book 5, Page 282, in the Register's Office, Maury County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from James W. Wilson and Linda M. Wilson to Mackey Cutler and Brenda Cutler as recorded on the 3rd day of May, 2006 in Book R1916, Page 611 and General Warranty Deed from Daniel L. Kendall and wife Lisa R. Kendall to James W. Wilson and wife, Linda M. Wilson as recorded on the 19th day of July, 1999 in Book R1442, Page 236, in the Register's Office of Maury County, Tennessee.

TO HAVE AND TO HOLD said property to Grantee and, her heirs and assigns, together with all rights, titles, easements, hereditaments, and appurtenances forever in fee simple.

The Grantors does hereby covenant with the Grantee that they are lawfully seized in fee of said property; that they have a good right to sell and convey the same; that the same is unencumbered except

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

112 LENOX DR	Subdivision **CARRIAGE HILLS SEC 1**				**TAX YEAR 2023**	060	066K	A	035.00		000
Property Address	BK **5**	PG **282**	BLOCK	LOT **0020**	TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv					City **60156 Columbia**		Map **066F**		Updated 10/27/2022		
TINSLEY MARGARET H	BK	PG	BLOCK	LOT	TRACT	SSD1		Dist **03**		Printed 03/17/2023		
112 LENOX DR	Additional Description					SSD2						
COLUMBIA TN 38401	Dimensions **137.50X165 IRR**					Total Land Units **1**				Card: 1 of 1		
						Deed Acres **0**						
						Calculated Acres **0**				Page: 1 of 1		

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built **1988**	Eff Yr Built **2006**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **9**	Total Fixtures **9**				
Wood FP Stacks **1**	Openings **1**	Add'l Sty	PreFab	Add'l Sty			
Info Src **3**	Occ **1**	Rental: Src	Year **0**	Amount **0**	Sched		

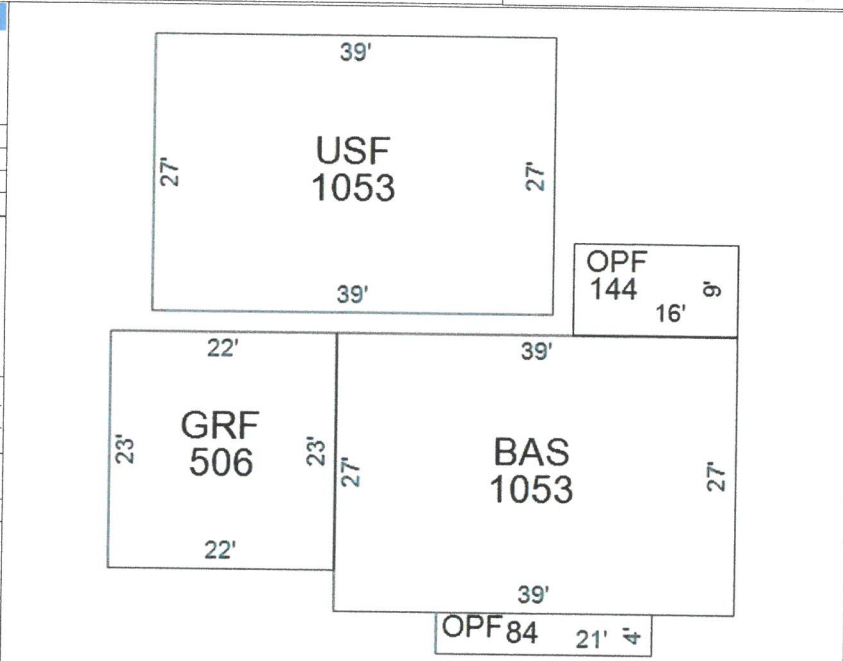
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,053	**.729**	**1**	**1**	**1.21**	**2,106**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**168,110**	**180,380**	**348,490**	**165.47**	Dwelling Factor	**1**
RCNLD	**134,490**	**144,300**	**278,790**	**132.38**	Dwelling Value	**278,790**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,053**			
	USF	**1,053**	**100**	**127.92**	**134,700**
	OPF	**84**	**0**	**42.62**	**3,580**
	GRF	**506**	**0**	**71.07**	**35,960**
	OPF	**144**	**0**	**42.64**	**6,140**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**282,900**
TOTAL APPRAISAL	**342,900**
GREENBELT APR	
ASSESSMENT	**85,725**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**342,900**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**2006**	**2006**	**192**	**C**	**1**	**12X16**		**20.8333**	**AV**	**4,000**	**52**		**1**	**2,080**
DRW	**Driveway**	**1988**	**1988**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**

Total OBY Value **4,080**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**137**	**165**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/15/2007	**R1990**	**563**	**165,000**	**165,000**	**I**	**WD**	**A**	**TINSLEY MARGARET H**
05/02/2006	**R1916**	**611**						**CUTLER MACKEY &**
07/12/1999	**R1442**	**236**	**135,000**	**135,000**	**I**	**WD**	**A**	**WILSON JAMES W ETUX**
09/08/1998	**R1417**	**341**						**KENDALL DANIEL L ETUX**

NOTES

R2014:32 CHG QUALITY*LDS*15:32 ADD OPF/CHG QUA*LDS - R22: CHG DRW VAL PER 32 *CB
R22: CHG QLTY PER 51 *CB

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 23rd day of February, 2022.

NOTARY PUBLIC

STACY NEISLER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires: 05/22/2023

File.

This Instrument Was Prepared By:
Stacy S. Neisler / The Law Office of Stacy S. Neisler PLLC
2011 Wall Street Spring Hill TN 37174 / (615) 302-3300

New Owner Address: Melissa Sorrento as Trustee of the Sorrento Family Trust dated February 23, 2022
100 Lenox Drive
Columbia, Tennessee 38401

Send Tax Bills To: Melissa Sorrento as Trustee of the Sorrento Family Trust dated February 23, 2022
100 Lenox Drive
Columbia, Tennessee 38401

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, **MELISSA D. SORRENTO, an unmarried person, the Grantor,** does hereby convey, remise, release and forever quitclaim unto **MELISSA SORRENTO AS TRUSTEE OF THE SORRENTO FAMILY TRUST DATED FEBRUARY 23, 2022, the Grantee,** her successors and assigns, all of her right, title and interest in and to a certain tract of land in Maury County, Tennessee described as follows:

> Land in Maury County, Tennessee, being Lot No. 14, on the Plan of Carriage Hills, Section 1, of record in Plat Book 5, Page 282, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property and legal description conveyed to Melissa D. Sorrento by Warranty Deed dated September 22, 2015, of record in Book R2339, Pages 1188-1189 in the Register's Office for Maury County, Tennessee.
>
> **Map 066F, Control Map 066K, Group A, Parcel 029.00**
>
> This property is improved property known as **100 Lenox Drive, Columbia, Tennessee 38401**.
>
> *The legal description herein was taken from the prior deed of record.*
>
> *All information contained herein was provided to the preparer of this instrument by Grantor. A title examination was not performed or requested by either party.*

Said property is conveyed subject to such limitations, taxes, rights of way, by-laws, restrictions and encumbrances as may affect the premises.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

100 LENOX DR (Property Address)	Subdivision **CARRIAGE HILLS SEC 1**	**TAX YEAR 2023**	**060**	**066K**	**A**	**029.00**	**000**
Ownership and Mailing Address	BK **5** PG **282** BLOCK LOT **14** TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
SORRENTO FAMILY TRUST	Alt Subdiv	City **60156 Columbia**	Map **066F**		Updated 03/29/2022		
MELISSA SORRENTO TRUSTEE	BK PG BLOCK LOT TRACT	SSD1	Dist **03**		Printed 03/17/2023		
100 LENOX DR	Additional Description	SSD2	Card: 1 of 1				
COLUMBIA TN 38401	Dimensions **152.32X172.53 IRR.**	Total Land Units **1** / Deed Acres **0** / Calculated Acres **0**	Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built **1986**	Eff Yr Built **2006**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **8**	Total Fixtures **8**				
Wood FP Stacks **1**	Openings **1**	Add'l Sty	PreFab	Add'l Sty			
Info Src **3**	Occ **0**	Rental: Src	Year **0**	Amount **0**	Sched		

Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality **2 : Above Average** Condition **Average** Class:

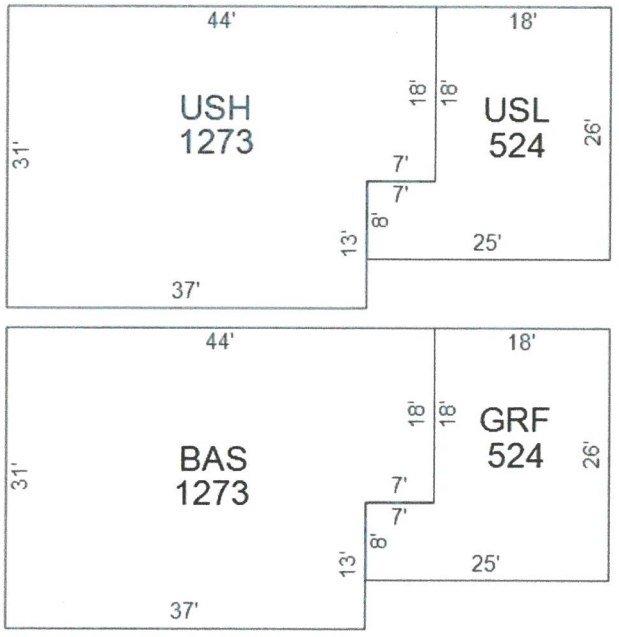
Prorate Date Factor % Comp Cost & Design **0**

Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,273	**.863**	**1**	**1**	**1.21**	**2,194**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**199,450**	**150,040**	**349,490**	**159.29**	Dwelling Factor	**1**
RCNLD	**159,560**	**120,030**	**279,590**	**127.43**	Dwelling Value	**279,590**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,273**			
	GRF	**524**	**0**	**71.07**	**37,240**
	USH	**1,273**	**60**	**71.06**	**90,460**
	USL	**524**	**30**	**42.63**	**22,340**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**284,100**
TOTAL APPRAISAL	**344,100**
GREENBELT APR	
ASSESSMENT	**86,025**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**344,100**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year Recorded

App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**2006**	**2006**	**204**	**C**	**1**	**12X17**		**20.6373**	**AV**	**4,210**	**52**		**1**	**2,190**
STP	**Stoop**	**1990**	**1990**	**28**	**C**	**1**	**4X7**		**21.0714**	**AV**	**590**	**60**		**1**	**350**
DRW	**Driveway**	**1990**	**1990**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**

Total OBY Value **4,540**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**152**	**172**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
02/23/2022	**R2819**	**986**				**QC**		**SORRENTO FAMILY TRUST**
09/22/2015	**R2339**	**1188**	**186,500**	**186,500**	**I**	**WD**	**A**	**SORRENTO MELISSA D**
10/31/1990	**849**	**121**	**87,500**	**87,500**	**I**	**WD**	**G**	**PHILPOT JOHN A**
12/09/1987	**783**	**527**	**91,500**	**91,500**	**I**	**WD**	**A**	**WILSON DONALD KEVIN**

NOTES

CHG EYB INCR LAND PRICE*R06FN*AREA CODE R06BV *CHG AREA CODE*FN
CHG DECK EYB*R10/32*JG* R18: CHG QLTY PER 32 *CB - R22: PP-UTB PER 51 *CB

PREPARED BY
JAMES T. DuBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Golden Brothers, a partnership consisting of Taylor R. Golden and Terry W. Golden, by and through his Attorney in Fact, Taylor R. Golden, whose Power of Attorney is of record in Book 1206, Page 160, Register's Office of Maury County, Tennessee, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Donald E. Feyers and wife, Linda Feyers, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 57, Carriage Hills Subdivision, Section 3, Phase I, as shown on plat of record in Plat Book 9, Page 139, Register's Office of Maury County, Tennessee.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Book 1209, Page 741, Register's Office for Maury County, Tennessee.
>
> Map 66F, Group 13, Parcel 1.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 1180, Page 595, Register's Office of Maury County, Tennessee; and applicable

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 22 of JUNE 1994 at 3:56 o'clock P M
Note Book 16 Page 217 Receipt # 40819 Recording Fee 12.00
State Tax 299.33 Probate Fee 1.00 Total 312.33
Book 1225 Page 082, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS
L. Wayne White

BOOK 1225 PAGE 082

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

122 LENOX DR Property Address	Subdivision **CARRIAGE HILLS SEC 3**				**TAX YEAR 2023** **MAURY**	060	066F	B	001.00	000
Ownership and Mailing Address	BK **9**	PG **139**	BLOCK	LOT **57**	TRACT	JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
FEYERS DONALD E ETUX **LINDA** **122 LENOX DR** **COLUMBIA TN 38401**	Alt Subdiv BK	PG	BLOCK	LOT	TRACT	City **60156 Columbia**		Map **066F**	Updated 10/27/2022	
	Additional Description					SSD1		Dist **03**	Printed 03/17/2023	
	Dimensions **103.82X269.15 IRR**					SSD2		Card: 1 of 1		
						Total Land Units **1** Deed Acres **0** Calculated Acres **0**		Page: 1 of 1		

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built **1994**	Eff Yr Built **2000**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **6**	Total Fixtures **6**				
Wood FP Stacks **1**	Openings **1**	Add'l Sty	PreFab	Add'l Sty			
Info Src **0**	Occ **0**	Rental: Src	Year **0**	Amount **0**	Sched		

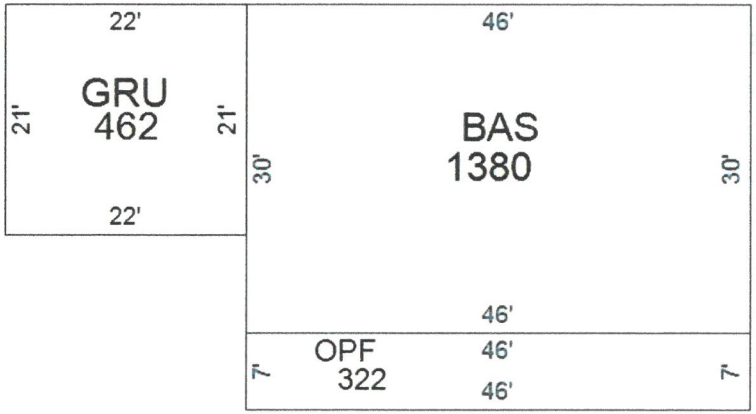
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**03 Wood W/O Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **27.5**	Other Phys	Functional	External	% Good **72.5**	

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,380	**.927**	**1**	**1**	**1.21**	**1,380**	**2022**	**22**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**206,070**	**33,430**	**239,500**	**173.55**	Dwelling Factor	**1**
RCNLD	**149,400**	**24,230**	**173,630**	**125.82**	Dwelling Value	**173,630**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,380**			
	OPF	**322**	**0**	**42.64**	**13,730**
	GRU	**462**	**0**	**42.64**	**19,700**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**177,800**
TOTAL APPRAISAL	**237,800**
GREENBELT APR	
ASSESSMENT	**59,450**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**237,800**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006** By **32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1994**	**1994**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
STP	**Stoop**	**1994**	**1994**	**28**	**C**	**1**	**4X7**		**21.0714**	**AV**	**590**	**65**		**1**	**380**
WDK	**Wood Deck**	**1994**	**1994**	**270**	**C**	**1**	**15 X 18**		**18.2593**	**AV**	**4,930**	**16**		**1**	**790**

Total OBY Value **4,170**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**103**	**269**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/22/1994	**1225**	**82**	**80,900**	**80,900**	**I**	**WD**	**N**	**FEYERS DONALD E ETUX**
01/19/1994	**1209**	**741**	**17,900**	**17,900**	**V**	**WD**	**A**	**GOLDEN BROTHERS**
04/17/1990	**835**	**71**						**PARKS-REAVES PROPERTIES**

NOTES

R22: CHG DRW VAL PER 32 *CB - R22: CHG QLTY, CORR BAS, ADD WDK PER 51 *CB

This instrument prepared by:

Jerry C. Colley
Colley and Colley
P.O. Box 1476
Columbia TN 38402-1476

Person or Agency Responsible
for payment of taxes:

Jesse L. Hogan
724 Sir Winston Place
Franklin TN 37064

BK/PG:R2294/1267-1269

14011578

3 PGS : AL - WARRANTY DEED
SUSIE BATCH: 152069
10/14/2014 - 02:22 PM

VALUE	112200.00
MORTGAGE TAX	0.00
TRANSFER TAX	415.14
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	433.14

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **TODD LOVETT**, have this date, bargained and sold, and do hereby transfer and convey unto **JESSE L. HOGAN**, his heirs and assigns, the following described real estate located in the 3rd Civil District of Maury County, Tennessee, and more particularly described as follows:

> Lot 24 of the Carriage Hills Subdivision, Section 1 as shown by a map of record in Plat Book 5, page 282, ROMCT.
>
> Being the same property conveyed to Doris Lovett and wife, Mary R. Lovett, by deed of record in Deed Book R2132, Page 1418, ROMCT. Mary R. Lovett predeceased Doris Lovett who is also deceased. Doris Lovett devised this property to his son, Todd Lovett, by will of record in Case Number P-291-13, Maury County Chancery Court. The address for this property is 109 Lennox Drive, Columbia TN 38401. This is the same description used in the previous deed. See Map 066K, Parcel 025.00, Maury County Tax Assessors Office.

TO HAVE AND TO HOLD the above described real estate together with all rights, titles, interests, easements, hereditaments and appurtenances thereunto appertaining unto **JESSE L. HOGAN**, his heirs and assigns, forever.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

109 LENOX DR	Subdivision **CARRIAGE HILLS SEC 1**				**TAX YEAR 2023**	**060**	**066K**	**A**	**025.00**		**000**
Property Address	BK **5**	PG **282**	BLOCK	LOT **24**	TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv					City **60156 Columbia**		Map **066F**		Updated 10/27/2022		
HOGAN JESSE L	BK	PG	BLOCK	LOT	TRACT	SSD1		Dist **03**		Printed 03/17/2023		
724 SIR WINSTON PL	Additional Description					SSD2						
FRANKLIN TN 37064	Dimensions **149.65X170 IRR.**					Total Land Units **1**		Card: 1 of 1				
						Deed Acres **0**						
						Calculated Acres **0**		Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built **1985**	Eff Yr Built **2002**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **6**	Total Fixtures **6**				
Wood FP Stacks **1**	Openings **1**	Add'l Sty	PreFab	Add'l Sty			
Info Src **3**	Occ **0**	Rental: Src **0**	Year **0**	Amount **700**	Sched **1**		

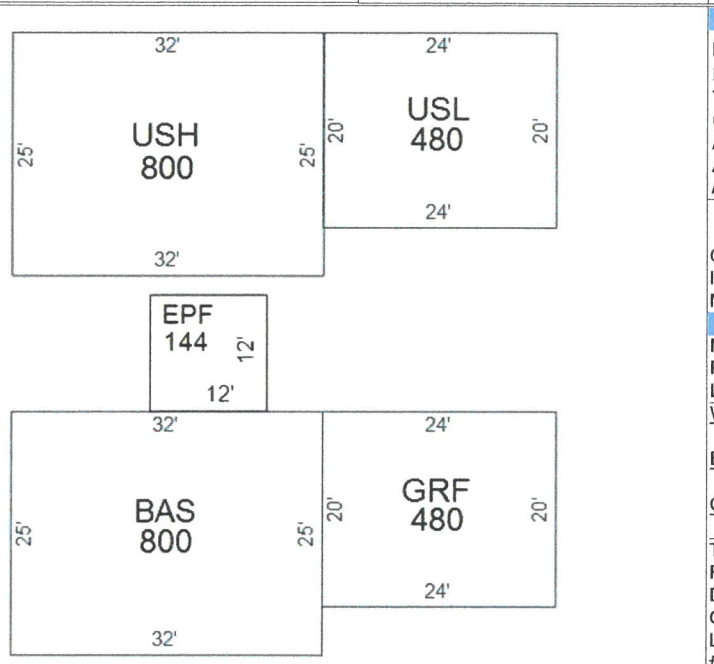
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
800	**.573**	**1**	**1.07**	**1.21**	**1,424**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**137,640**	**127,800**	**265,440**	**186.40**	Dwelling Factor	**1**
RCNLD	**110,110**	**102,250**	**212,360**	**149.13**	Dwelling Value	**212,360**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**800**			
	GRF	**480**	**0**	**71.06**	**34,110**
	USH	**800**	**60**	**71.06**	**56,850**
	USL	**480**	**30**	**42.65**	**20,470**
	EPF	**144**	**0**	**113.68**	**16,370**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**214,100**
TOTAL APPRAISAL	**274,100**
GREENBELT APR	
ASSESSMENT	**68,525**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**274,100**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1986**	**1986**	**1**	**C**	**1**			**1000**	**UN**	**1,000**	**100**		**1**	**1,000**
WDK	**Wood Deck**	**1986**	**1986**	**252**	**C**	**1**	**12X21**		**18.8095**	**AV**	**4,740**	**10**		**1**	**470**
STP	**Stoop**	**1989**	**1989**	**24**	**C**	**1**	**4X6**		**20.8333**	**AV**	**500**	**58.75**		**1**	**290**

Total OBY Value **1,760**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**31**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**149**	**170**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
10/13/2014	**R2294**	**1264**	**112,200**	**112,200**	**I**	**WD**	**A**	**HOGAN JESSE L**
10/25/2010	**R2132**	**1418**	**105,000**	**105,000**	**I**	**WD**	**A**	**LOVETT DORRIS ETUX**
10/31/1997	**1351**	**639**	**104,000**	**104,000**	**I**	**WD**	**A**	**BURNS RICKY L ETUX**
06/15/1995	**1256**	**726**	**97,000**	**97,000**	**I**	**WD**	**A**	**FLUEALLEN ANTHONY BYRON**

NOTES

14*M/A CHG PER SON TODD LOVETT-MS.14*NAME CHG PER WILL P291-13-MS
22: ADD EPF PER 51 *CB

Plt Brooke Biase

QUITCLAIM DEED

From: **PRESTON MURRAY**

To: **COLLEEN KATHLEEN MORONEY**

This instrument prepared by:
M. Stuart Saylor
Fort, Holloway & Rogers, LLC
517 Cummins Street
Franklin, TN 37064

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO T.C.A. § 67-4-409(a)(3)(F) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO T.C.A. § 67-4-409(a)(5)

Address New Owner:	Send Tax Bills To:	Map-Group-Parcel Nos.
Colleen Kathleen Moroney 129 Lenox Drive Columbia, TN 38401	Same	066F-B-006.00

FOR AND IN CONSIDERATION of the sum of zero ($0.00) dollars in accordance with the terms and conditions of the Final Decree of Divorce in that certain case styled *Colleen Moroney-Murray v. Donald Preston Murray*, Chancery Court for Maury County, Tennessee, Docket No. 22-231, **Preston Murray** (the "Grantor"), by these presents hereby sells, assigns and quitclaims unto **Colleen Kathleen Moroney** (the "Grantee") all of Grantor's right, title and interest in and to certain improved lot located at 129 Lenox Drive, Columbia, Tennessee 38401, in Williamson County, Tennessee, to-wit:

> Land in Maury County, Tennessee, being Lot No. 62, as shown on the map entitled Final Plat, Carriage Hills, Section 3, of record in Plat Book 9, page 139, in the Register's Office of Maury County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to **Colleen Kathleen Murray-Moroney** and **Preston Murray, wife and husband**, by Warranty Deed from **Joseph B. Ward, a married man**, recorded on April 5, 2021, of record in Book R2722, Page 1194, in the Register's Office of Maury County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

129 LENOX DR Property Address	Subdivision **CARRIAGE HILLS SEC 3**				**TAX YEAR 2023** **MAURY**	060	066F	B	006.00	000
Ownership and Mailing Address	BK **9**	PG **139**	BLOCK	LOT **62**	TRACT	JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
MORONEY COLLEEN KATHLEEN **129 LENOX DR** **COLUMBIA TN 38401**	Alt Subdiv BK	PG	BLOCK	LOT	TRACT	City **60156 Columbia** SSD1 SSD2		Map **066F** Dist **03**		Updated 11/07/2022 Printed 03/17/2023
	Additional Description					Total Land Units **1** Deed Acres **0** Calculated Acres **0**		Card: 1 of 1 Page: 1 of 1		
	Dimensions **179.63X231.10 IRR**									

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built **2019**	Eff Yr Built **2019**	Rooms	Bedrooms					
Full Baths **2**	Half Baths **1**	Add'l Fixtures **1**	Total Fixtures **9**					
Wood FP Stacks	Openings	Add'l Sty	PreFab **1**	Add'l Sty				
Info Src **3**	Occ **0**	Rental: Src	Year **0**	Amount **0**	Sched			

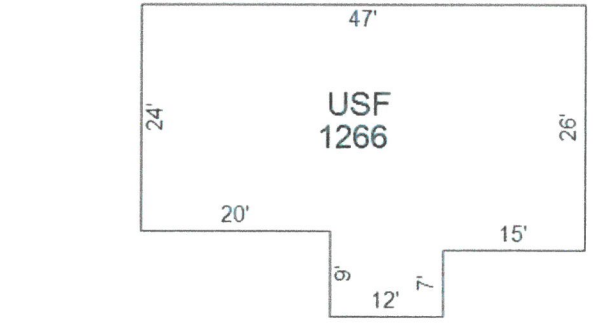
Foundation	Floor Finish
Floor System	Interior Finish
Party Wall	Paint/Decor
Struct. Frame	Bath Tile
Roof Framing	Electrical
Roof Cov/Deck	Shape
Cab/Millwork	

Quality **2 : Above Average**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**
Depr: Physical **3.75**	Other Phys	Functional	External	% Good **96.25**

	Factors							
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
732	**.53**	**1**	**1**	**1.21**	**1,998**	**2022**	**3**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**123,050**	**222,430**	**345,480**	**172.91**	Dwelling Factor	**1**
RCNLD	**118,440**	**214,090**	**332,530**	**166.43**	Dwelling Value	**332,530**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**732**			
	USF	**1,266**	**100**	**127.92**	**161,950**
	OPF	**105**	**0**	**42.67**	**4,480**
	GRF	**788**	**0**	**71.07**	**56,000**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**342,100**
TOTAL APPRAISAL	**402,100**
GREENBELT APR	
ASSESSMENT	**100,525**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**402,100**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1996**	**1996**	**1**	**C**	**1**			**4000**	**UN**	**4,000**	**100**		**1**	**4,000**
WDK	**Wood Deck**	**2019**	**2019**	**260**	**C**	**1**	**20 X 13**		**18.5769**	**AV**	**4,830**	**91**		**1**	**4,400**
PTO	**Patio**	**2019**	**2019**	**130**	**C**	**1**	**10 X 13**		**9.6154**	**AV**	**1,250**	**91**		**1**	**1,140**

Total OBY Value **9,540**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**179**	**231**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
10/24/2022	**R2883**	**1026**				**QC**		**MORONEY COLLEEN KATHLEEN**
03/26/2021	**R2722**	**1194**	**360,000**	**360,000**	**I**	**WD**	**A**	**MURRAY-MORONEY COLLEEN KATHLEI**
05/20/2019	**R2557**	**631**	**62,000**	**62,000**	**I**	**WD**	**M**	**WARD JOSEPH B**
11/30/2001	**R1584**	**94**	**127,000**	**127,000**	**I**	**WD**	**A**	**HENSON TRAVIS E**

NOTES

15:32 CHG QUA/ADD OPU*LDS - 19: CHG QLTY & EYB, ADD OTH PHYS PER 49 *CB
19: HSE DEMO'D, LEFT FOUNDATION-MK - 20: HOUSE REBUILT PER 50 *CB
21: CHG DRW PER 32 *CB - 22: ADD PTO, CHG WDK PER 51 *CB
R22:CHG QUALITY PER 51*PB

Prepared by: Charles H. Patton, Attorney at Law, 5100 Poplar Avenue, Suite 2723, Memphis, TN 38137, (901) 685-8475

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **DOUGLAS (M.) and REBA (T.) LaFOND,** for and in consideration of Ten Dollars ($10.00) cash in hand paid, together with other good and valuable consideration, receipt of which is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim, and convey all of our right, title and interest in and to the below-described property to **THE DOUGLAS AND REBA LaFOND REVOCABLE LIVING TRUST,** dated APR 1 1 2017, **DOUGLAS & REBA LaFOND,** Trustees or their successors in trust and any amendments thereto. Said property is real property situated in the State of Tennessee, County of Maury, and is more particularly described as follows, to wit:

Situate in the Third civil District of Maury County, Tennessee, and being more particularly described as follows:

Lot 60 of the Carriage Hills Subdivision, Section e as shown by a map of record in Plat Book 9 at page 139 in the Maury County, Tennessee Register of Deeds office.

Being the same property conveyed to the Grantors by Special Warranty Deed of record at Instrument 05001427, and Book R1839, pages 1216-1217, in the Register's Office of Maury County, Tennessee.

The Trustees of said trust (or any successor trustees) to have full power to sell, mortgage, rent, lease and convey, without the purchaser lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan, or rent.

This instrument is prepared without benefit of title search or abstract, and the preparer gives no opinion as to title

IN TESTIMONY WHEREOF, we have executed this instrument this date APR 1 1 2017.

DOUGLAS LaFOND

REBA LaFOND

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **DOUGLAS and REBA LaFOND,** personally known to me (or

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

121 LENOX DR Property Address	Subdivision **CARRIAGE HILLS SEC 3**				**TAX YEAR 2023** **MAURY**	060	066F	B	004.00		000
	BK **9**	PG **139**	BLOCK	LOT **60**	TRACT	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv				City **60156 Columbia**	Map **066F**		Updated 10/27/2022			
LAFOND DOUGLAS & REBA REVOC LIVING TRUST	BK	PG	BLOCK	LOT	TRACT	SSD1		Dist **03**		Printed 03/17/2023	
DOUGLAS OR REBA LAFOND TRUSTEES	Additional Description					SSD2					
121 LENOX DR						Total Land Units	**1**	Card: 1 of 1			
COLUMBIA TN 38401	Dimensions **111.51X275.85 IRR**					Deed Acres	**0**				
						Calculated Acres	**0**	Page: 1 of 1			

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**4 Full Basement**
Stories	**1 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built	**1994**	Eff Yr Built	**2002**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**10**	Total Fixtures	**10**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **0**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

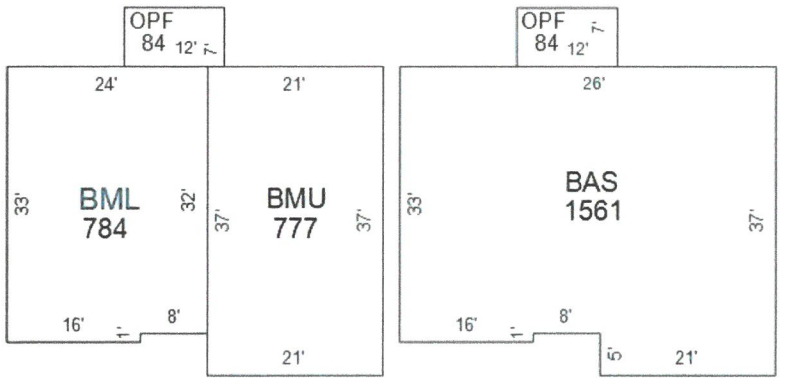
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**03 Wood W/O Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,561	**1.036**	**1**	**1.07**	**1.07**	**2,345**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**227,020**	**84,990**	**312,010**	**133.05**	Dwelling Factor	**1**
RCNLD	**181,620**	**68,000**	**249,620**	**106.45**	Dwelling Value	**249,620**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,561**			
	BML	**784**	**100**	**75.41**	**59,120**
	OPF	**84**	**0**	**37.74**	**3,170**
	BMU	**777**	**0**	**25.14**	**19,530**
	OPF	**84**	**0**	**37.74**	**3,170**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**255,700**
TOTAL APPRAISAL	**315,700**
GREENBELT APR	
ASSESSMENT	**78,925**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**315,700**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
STP	**Stoop**	**1996**	**1996**	**112**	**B**	**1**	**8X14**		**14.8214**	**GD**	**1,660**	**67.5**		**1**	**1,120**
DRW	**Driveway**	**1994**	**1994**	**1**	**C**	**1**			**5000**	**UN**	**5,000**	**100**		**1**	**5,000**

Total OBY Value **6,120**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**111**	**275**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
04/11/2017	**R2427**	**531**				**QC**		**LAFOND DOUGLAS & REBA REVOC LIVI**
01/28/2005	**R1839**	**1216**	**188,000**	**188,000**	**I**	**WD**	**A**	**LAFOND DOUGLAS M ETUX**
05/04/1993	**1180**	**643**	**17,900**	**17,900**	**V**	**WD**	**A**	**HALL ROGER S**
04/17/1990	**835**	**71**						**PARKS-REAVES PROPERTIES**

NOTES

CHG EYB GRF/BMU*R10/32*FN - R14:32 CHG BMF/BSF*LDS - R18: CHG QLTY PER 32 *CB
R18: CHG EYB PER 32 *CB - R22: CHG DRW VAL PER 32 *CB
22: CHG BSF/BML, ADD OPF PER 51 *CB

BK/PG:R2895/1246-1248
23000209

3 PGS : WARRANTY DEED	
NANCY MCMEEN 295914 - 23000209	
01/05/2023 - 10:19 AM	
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, Oklahoma 74105

Taxes To:
Roger D. and Brenda M. Goodwin
113 Lenox Drive
Columbia, Tennessee 38401

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF MAURY

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Roger Dale Goodwin** and **Brenda M. Goodwin**, husband and wife, whose address is: 113 Lenox Drive, Columbia, Tennessee 38401 for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **Roger D. Goodwin and Brenda M. Goodwin Trustees of the Goodwin Protection Trust dated December 12, 2022 (referred to herein as "Grantee" whether one or more).** whose address is: 113 Lenox Drive, Columbia, Tennessee 38401

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 22, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, page 282, Register's Office of Maury County, Tennessee.

Derivation Clause: Said property being one and the same property conveyed to Granter herein by way of deed of record at Book 835, Page 490-491, in the Register's Office of Maury, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on **December 12, 2022**

Roger Dale Goodwin, GRANTOR

Brenda M. Goodwin, GRANTOR

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roger Dale Goodwin and Brenda M. Goodwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this December 12, 2022.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

113 LENOX DR (Property Address)	Subdivision **CARRIAGE HILLS SEC 1**	**TAX YEAR 2023 MAURY**	**060** JUR	**066K** CONTROL MAP	**A** GROUP	**022.00** PARCEL	**000** PI / S/I
Ownership and Mailing Address	BK **5** PG **282** BLOCK LOT **0022** TRACT	City **60156 Columbia**	Map **066F**	Updated 01/24/2023			
GOODWIN PROTECTION TRUST **ROGER D & BRENDA M GOODWIN--TRUSTEES** **113 LENOX DR** **COLUMBIA TN 38401**	Alt Subdiv BK PG BLOCK LOT TRACT	SSD1	Dist **03**	Printed 03/17/2023			
	Additional Description	SSD2	Card: 1 of 1				
	Dimensions **145.15X356.93 IRR.**	Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1986**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**8**	Total Fixtures	**8**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**	Amount **0**		Sched

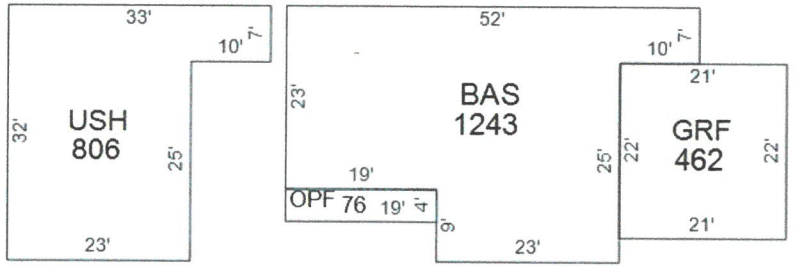
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,243	**.845**	**1**	**1**	**1.21**	**1,727**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**195,470**	**93,350**	**288,820**	**167.24**	Dwelling Factor	**1**
RCNLD	**156,380**	**74,670**	**231,050**	**133.79**	Dwelling Value	**231,050**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,243**			
	OPF	**76**	**0**	**42.63**	**3,240**
	GRF	**462**	**0**	**71.06**	**32,830**
	USH	**806**	**60**	**71.07**	**57,280**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**239,800**
TOTAL APPRAISAL	**299,800**
GREENBELT APR	
ASSESSMENT	**74,950**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**299,800**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1986**	**1986**	**240**	**C**	**1**	**8X30**		**19.2083**	**AV**	**4,610**	**10**		**1**	**460**
DRW	**Driveway**	**1986**	**1986**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
UTB	**Utility Building**	**2019**	**2019**	**240**	**C**	**1**	**12 X 20**		**23.5833**	**AV**	**5,660**	**94**		**1**	**5,320**

Total OBY Value **8,780**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**145**	**356**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
12/12/2022	**R2895**	**1246**						**GOODWIN PROTECTION TRUST**
04/30/1990	**835**	**490**	**89,700**	**89,700**	**I**	**WD**	**A**	**GOODWIN ROGER DALE**
01/28/1987	**767**	**381**	**85,500**	**85,500**	**I**	**WD**	**A**	**BARNES VAN C**
05/15/1986	**753**	**642**	**12,000**	**12,000**	**V**	**WD**	**A**	**PRONGHORN CONSTRUCTION**

NOTES

R22: CHG DRW VAL PER 32 *CB - 22: ADD PTO PER 51*CB
***R2895-1246 WD WITH 0 CONSID-MV**

This instrument prepared by Robin Courtney, Attorney, Columbia, Tennessee.

DEED

For and in the consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Robert S. Parks and Paul Scribner, have bargained and sold and do by these presents sell, transfer and convey unto Robert Lofton Fox and wife, Shirley Ann Fox, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land lying and being in the Third (3rd) Civil District of Maury County, Tennessee, and within the City of Columbia, more fully described as follows:

Being Lot No. 21 of Carriage Hills Subdivision, Section 1, a plat of which appears of record in Plat Book 5, Page 282 of the Register's Office of Maury County, Tennessee.

Being a portion of the property conveyed to the Grantors by deeds of record in Book 631, Page 347 and Book 809, Page 567 of the said Register's Office.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereitaments thereunto belonging and pertaining unto the said Robert Lofton Fox and wife, Shirley Ann Fox, as tenants by the entirety, their heirs and assigns, in fee simple forever.

We covenant with the said Robert Lofton Fox and wife, Shirley Ann Fox, that we are lawfully seized and possessed of the above described tract or parcel of land, have a good and lawful right to sell and convey same, and that it is unencumbered, except for subdivision restrictions recorded in Book 647, Page 280, amended by instrument recorded in Book 653, Page 511 of said Register's Office, and all matters, including building setback lines and utility and drainage easements imposed by the plat of said subdivision; and we do further covenant and bind ourselves, our heirs and personal representatives, to forever warrant and

Maury County, State of Tennessee
Received for record the 15 day of June 1989 at 3:59 o'clock P M
Note Book 12 Pg 345 Receipt#38768 Recording Fee 8.00
State Tax 52.80 Probate Fee 504 Total 61.30
Book ____ Page ____ Witness my hand Jeanette Andrews
Register

BOOK 815 PAGE 10

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

115 LENOX DR
Property Address

Ownership and Mailing Address
FOX ROBERT LOFTON
ETUX SHIRLEY ANN
115 LENOX DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **0021** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **130X340.05 IRR.**

TAX YEAR 2023
MAURY

060	066K	A	023.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1989**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**11**	Total Fixtures	**11**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

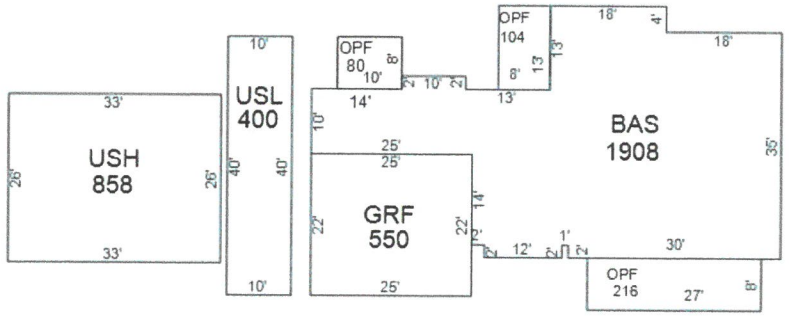
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,908	**1.243**	**1**	**1**	**1.21**	**2,543**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**283,180**	**134,160**	**417,340**	**164.11**	Dwelling Factor	**1**
RCNLD	**226,540**	**107,330**	**333,870**	**131.29**	Dwelling Value	**333,870**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,908**			
	OPF	**104**	**0**	**42.60**	**4,430**
	OPF	**216**	**0**	**42.64**	**9,210**
	GRF	**550**	**0**	**71.05**	**39,080**
	USH	**858**	**60**	**71.06**	**60,970**
	USL	**400**	**30**	**42.65**	**17,060**
	OPF	**80**	**0**	**42.63**	**3,410**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**339,500**
TOTAL APPRAISAL	**399,500**
GREENBELT APR	
ASSESSMENT	**99,875**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**399,500**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **01 Public / Public**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1989**	**1999**	**288**	**C**	**1**	**12X24**		**17.7431**	**AV**	**5,110**	**31**		**1**	**1,580**
DRW	**Driveway**	**1989**	**1989**	**1**	**C**	**1**			**4000**	**UN**	**4,000**	**100**		**1**	**4,000**

Total OBY Value **5,580**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**130**	**340**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/15/1989	**815**	**10**	**16,000**	**16,000**	**V**	**WD**	**A**	**FOX ROBERT LOFTON**
04/03/1989	**809**	**567**	**230,000**	**230,000**	**V**	**WD**	**M**	**PARKS ROBERT S**
06/21/1979	**631**	**347**						**HITCH TOM J ETAL**

NOTES

R14:32 ADD OPF*LDS - R18: CHG QLTY PER 32 *CB
R22: CHG DRW VAL, WDK EYB PER 32 *CB - 22: CHG OPF, ADD UTB PER 51 *CB

PREPARED BY:
File JASON A. GOLDEN
ATTORNEY AT LAW
COLUMBIA TENN

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Jeffery T. Whitley, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Wayne D. Crowley, Sr. and wife, Gail Crowley, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 59, Carriage Hills Subdivision, Section 3, as shown on plat of record in Plat Book 9, Page 139, Register's Office of Maury County, Tennessee.
>
> Being the same property conveyed to FIRST PARTY by deed of record in Book 1324, Page 418, Register's Office of Maury County, Tennessee.
>
> Map 66F, Group B, Parcel 3.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 1180, Page 596, Register's Office of Maury County, Tennessee; and applicable utility and drainage easements, building setback lines, a 20 ft. sewer easement along the north property line, and other matters as shown on recorded plat.

18 177 7 AUG 97 1:15 P
12345
1340 480.63 883 1.00 493.63

BOOK 1340 PAGE 883

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

TAX YEAR 2023 MAURY	060	066F	B	003.00		000
	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

130 LENOX DR
Property Address

Ownership and Mailing Address
CROWLEY WAYNE D SR ETUX
GAIL
130 LENOX DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 3**
BK **9** PG **139** BLOCK LOT **59** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **200.38X221.97 IRR**

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**3 Part Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**12 Brick/Wood**	Attic	
Heating Fuel			

Year Built	**1997**	Eff Yr Built	**2010**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**9**	Total Fixtures	**9**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

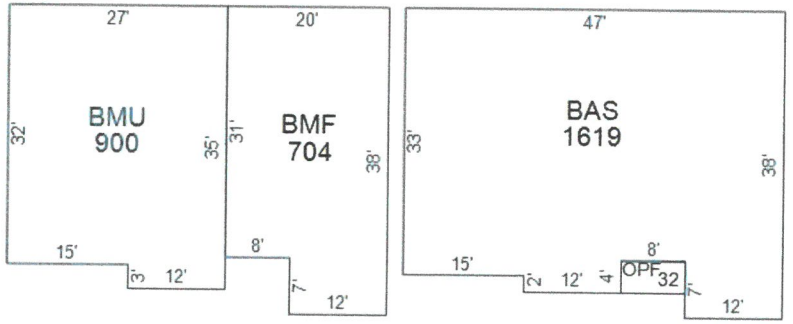
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**02 L-Shaped**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **15**	Other Phys	Functional	External	% Good **85**	

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,619	**1.071**	**1**	**1.021**	**1.07**	**1,619**	**2022**	**12**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**218,670**	**59,230**	**277,900**	**171.65**	Dwelling Factor	**1**
RCNLD	**185,870**	**50,350**	**236,220**	**145.90**	Dwelling Value	**236,220**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,619**			
	BMF	**704**	**0**	**50.28**	**35,400**
	OPF	**32**	**0**	**37.81**	**1,210**
	BMU	**900**	**0**	**25.13**	**22,620**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**239,900**
TOTAL APPRAISAL	**299,900**
GREENBELT APR	
ASSESSMENT	**74,975**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**299,900**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1997**	**1997**	**130**	**C**	**1**	**13X10**		**20.8462**	**AV**	**2,710**	**25**		**1**	**680**
DRW	**Driveway**	**1997**	**1997**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**

Total OBY Value **3,680**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**99**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**200**	**221**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
08/07/1997	**1340**	**883**	**129,900**	**129,900**	**I**	**WD**	**A**	**CROWLEY WAYNE D SR ETUX**
03/24/1997	**1324**	**418**	**17,900**	**17,900**	**V**	**WD**	**A**	**WHITLEY JEFFERY T**
05/12/1994	**1220**	**924**	**10**	**10**	**V**	**WD**	**P**	**PARKS ROBERT S**
04/17/1990	**835**	**71**						**PARKS-REAVES PROPERTIES**

NOTES

R06FN*CHG AREA CO*R06JS*CHG AREA CODE*FN - R18: CHG QLTY PER 32 *CB
R22: CHG DRW VAL PER 32 *CB

RE1001CH.L61
This Instrument Prepared By:
R. W. Hardison, Attorney at Law
710 North Main Street
Post Office Box 1967
Columbia, Tennessee 38402-1967

File

GENERAL WARRANTY DEED

This indenture is made and entered into this 4 day of May, 1993 between Parks-Reaves Properties, a Tennessee General Partnership (hereinafter referred to as "GRANTOR") and Michael J. White, and wife, Yvonne White (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as Lot 61 in the Carriage Hills Subdivision, Section 3, as shown by map of record in Plat Book 9 at page 139 in the Maury County, Tennessee Register of Deeds office.

BEING a portion of the same property conveyed to Parks-Reaves Properties by instrument of record in Book 835 at page 71 in the Maury County, Tennessee Register of Deeds office. See also Certificate of Partnership of record in Book 835 at page 77 in the same said office.

Tax Parcel # 66-66-8.00 P/O

NOTE: The legal description set forth above is a portion of the same property as contained in Grantor's previous deed of record and is derived from a plat dated 3/29/93 by James D. Webb, Registered Land Surveyor (No. 596) of Maury, County, Tennessee.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for covenants, conditions and restrictions of record in Book 1180 at Page 596 in the Maury County, Tennessee Registers of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 5 of May 1993 at 3:31 o'clock P M
Note Book 15 Page 535 Receipt # 27250 Recording Fee 8.00
State Tax 66.23 Probate Fee 1.00 Total 75.23
Book 1180 Page 600, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS

BOOK 1180 PAGE 600

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

125 LENOX DR
Property Address

Ownership and Mailing Address
WHITE MICHAEL J ETUX
YVONNE
125 LENOX DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 3**
BK **9** PG **139** BLOCK LOT **61** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **111.58X243.84 IRR**

TAX YEAR 2023
MAURY

060	066F	B	005.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**11 Common Brick**	Attic	**4 Full-Fin**
Heating Fuel			

Year Built	**1993**	Eff Yr Built	**2002**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**7**	Total Fixtures	**7**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year	**0**	Amount **0**	Sched

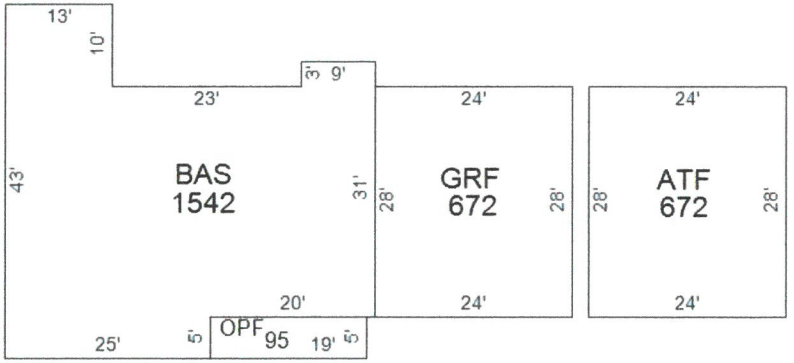
Foundation	**02**	**Continuous Footing**	Floor Finish	**11**	**Carpet Combination**
Floor System	**04**	**Wood W/ Sub Floor**	Interior Finish	**07**	**Drywall**
Party Wall	**00**	**None**	Paint/Decor	**04**	**Above Average**
Struct. Frame	**00**	**None**	Bath Tile	**00**	**None**
Roof Framing	**02**	**Gable/Hip**	Electrical	**04**	**Above Average**
Roof Cov/Deck	**03**	**Composition Shingle**	Shape	**01**	**Rectangular Design**
Cab/Millwork	**04**	**Above Average**			

Quality **1+ : Average +** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,542	**1.025**	**1**	**1.07**	**1.07**	**1,542**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete
RCN	**216,120**	**62,700**	**278,820**	**180.82**	Dwelling Factor **1**
RCNLD	**172,900**	**50,150**	**223,050**	**144.65**	Dwelling Value **223,050**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,542**			
	OPF	**95**	**0**	**37.68**	**3,580**
	GRF	**672**	**0**	**62.84**	**42,230**
	ATF	**672**	**0**	**25.13**	**16,890**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**232,900**
TOTAL APPRAISAL	**292,900**
GREENBELT APR	
ASSESSMENT	**73,225**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**292,900**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer
03 Public / Individual
Electricity
01 Public
Gas
00 None
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
POL	**Swimming Pool**	**1995**	**1995**	**576**	**E**	**1**	**16X36**		**55.0521**	**PR**	**31,710**	**10**		**1**	**3,170**
DRW	**Driveway**	**1995**	**1995**	**1**	**C**	**1**			**1500**	**UN**	**1,500**	**100**		**1**	**1,500**
UTB	**Utility Building**	**2021**	**2021**	**216**	**C**	**1**	**18 X 12**		**24.537**	**AV**	**5,300**	**98**		**1**	**5,190**

Total OBY Value **9,860**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**111**	**243**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
05/04/1993	**1180**	**600**	**17,900**	**17,900**	**V**	**WD**	**A**	**WHITE MICHAEL J**
04/17/1990	**835**	**71**						**PARKS-REAVES PROPERTIES**

NOTES

R18: CHG QLTY PER 32 *CB - 22: ADD UTB, PP-UTB PER 51 *CB

Mail Stafford Land Title
549 Heritage Pointe Dr
Ste A
Clarksville TN 37042

Name and Address of New Owner:
Briana Ryelle Waldrum and Bronson R. Waldrum
(B) 126 Lenox Dr
Columbia TN 38401

Send Tax Bills To:
Briana Ryelle Waldrum and Bronson R. Waldrum
(B) 126 Lenox Dr
Columbia TN 38401

This Instrument Prepared By:
Devan Spinelli
CLOSED LLC
1212 East Broward Boulevard
Suite 202
Fort Lauderdale, FL 33301

Map & Parcel No: 066F-B-002.00

BK/PG: R2651/1340-1342
20012833

3 PGS:AL-WARRANTY DEED	
JANE BATCH: 232483	07/29/2020 - 10:15 AM
VALUE	267000.00
MORTGAGE TAX	0.00
TRANSFER TAX	987.90
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1005.90

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

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, **Spencer Valdez and Jessica Valdez, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Briana Ryelle Waldrum and Bronson R. Waldrum, wife and husband,** "the Grantees," the following described real estate in Maury County, Tennessee:

Land in Maury County, Tennessee being Lot No. 58, on the Plan of Carriage Hills, Section 3 of record in Plat Book 9, Page 139, in the Register's Office for Maury County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Spencer Valdez and Jessica Valdez, Husband and Wife from Laura J. Valdez by Quitclaim Deed dated the 6th day of November, 2017, in the Register's Office of Maury County, Tennessee. ref R2465 pg 684

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in the Register's Office for Maury County, Tennessee.

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

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

126 LENOX DR
Property Address

Ownership and Mailing Address
WALDRUM BRIANA RYELLE ETVIR BRONSON R
126 LENOX DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 3**
BK **9** PG **139** BLOCK LOT **58** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **100.00X250.30 IRR**

TAX YEAR 2023
MAURY

060	066F	B	002.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **2 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **04 Siding Average** Attic
Heating Fuel

Year Built	**1996**	Eff Yr Built	**2010**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**9**	Total Fixtures	**9**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

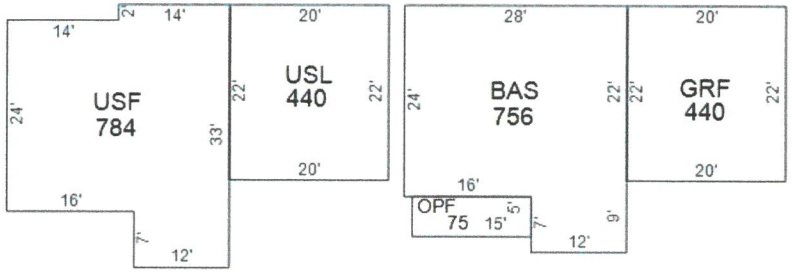
Quality **1+ : Average +** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **15** Other Phys Functional External % Good **85**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
756	**.545**	**1**	**1**	**1.07**	**1,672**	**2022**	**12**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt
RCN	**113,290**	**135,760**	**249,050**	**148.95**
RCNLD	**96,300**	**115,400**	**211,700**	**126.61**

% Complete
Dwelling Factor **1**
Dwelling Value **211,700**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**756**			
	USF	**784**	**100**	**113.13**	**88,690**
	OPF	**75**	**0**	**37.73**	**2,830**
	GRF	**440**	**0**	**62.84**	**27,650**
	USL	**440**	**30**	**37.70**	**16,590**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**214,300**
TOTAL APPRAISAL	**274,300**
GREENBELT APR	
ASSESSMENT	**68,575**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**274,300**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1996**	**1996**	**130**	**C**	**1**	**10X13**		**20.8462**	**AV**	**2,710**	**22**		**1**	**600**
DRW	**Driveway**	**1996**	**1996**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**

Total OBY Value **2,600**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**100**	**250**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
07/24/2020	**R2651**	**1340**	**267,000**	**267,000**	**I**	**WD**	**A**	**WALDRUM BRIANA RYELLE ETVIR BRO**
11/06/2017	**R2465**	**684**				**QC**		**VALDEZ SPENCER ETUX JESSICA**
01/11/2016	**R2354**	**281**	**189,000**	**189,000**	**I**	**WD**	**A**	**VALDEZ JESSICA K ETVIR SPENCER &**
04/16/2010	**R2112**	**1116**	**145,900**	**145,900**	**I**	**WD**	**A**	**CARROLL JEFFREY M**

NOTES

CHG LAND UNIT PRICE R06BV*R2055-504 TRUSTEE DEED*JG
CHG AREA CODE*FN*CHG SE*R10/32*FN*JG - R18: CHG QLTY PER 32 *CB
R22: CHG DRW VAL PER 32 *CB

file Title Assoc of Columbia

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2020. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TERESA J. SMITH
State of Tennessee Notary Public
MAURY COUNTY
MY COMMISSION EXPIRES AUGUST 25, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew Turner and Sara Denise Kueck	SAME AS Owner	66K-A-024.00 & 66K-A-021.00
(NAME) 111 Lenox Drive	(NAME)	
(ADDRESS) Columbia, TN 38401	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Josh Koziura and Kristin James, also known as Kristin Elizabeth James, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew Turner, husband and Sara Denise Kueck, wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Maury County, State of Tennessee, described as follows, to-wit:

Land in Maury County, Tennessee, being Lot Nos. 23 and 35 on the Plan of Carriage Hills Subdivision, Section 1, of record in Plat Book 5, page 282, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josh Koziura and Kristin James, husband and wife, by Warranty Deed from Tom C. Lunn and wife, Christina Lunn, dated August 5, 2016 and recorded on August 9, 2016 in Book R2385, page 282, Register's Office for Maury County, Tennessee.

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; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

111 LENOX DR Property Address	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **23** TRACT	**TAX YEAR 2023** **MAURY**	060 JUR	066K CONTROL MAP	A GROUP	024.00 PARCEL	000 PI S/I
Ownership and Mailing Address **TURNER MATTHEW ETUX SARA DENISE KUECK** **111 LENOX DR** **COLUMBIA TN 38401-7203**	Alt Subdiv BK PG BLOCK LOT TRACT Additional Description Dimensions **199.93X188.74 IRR**	City **60156 Columbia** SSD1 SSD2 Total Land Units **1.4** Deed Acres **0** Calculated Acres **1.4**	Map **066F** Dist **03** Card: 1 of 1 Page: 1 of 1	Updated 10/27/2022 Printed 03/17/2023			

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**3 Part Basement**
Stories	**2 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**6**	Total Fixtures	**6**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

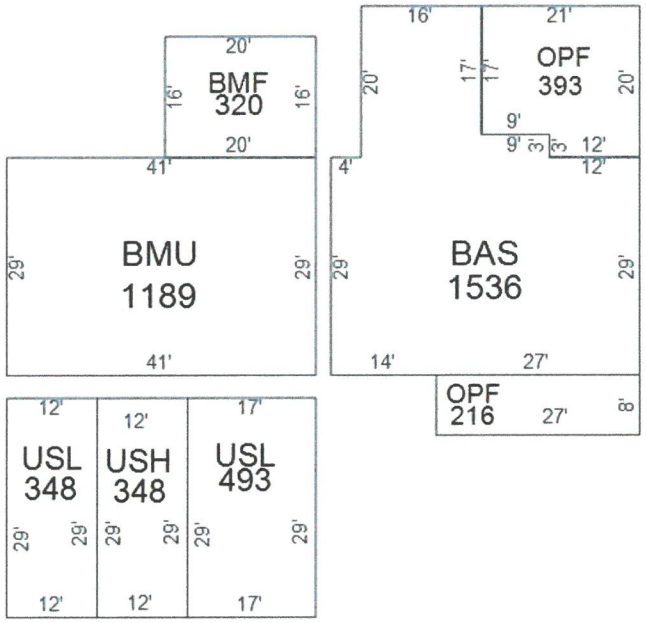
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,536	**1.021**	**1**	**1**	**1.21**	**1,997**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**231,130**	**138,540**	**369,670**	**185.11**	Dwelling Factor	**1**
RCNLD	**184,900**	**110,830**	**295,730**	**148.09**	Dwelling Value	**295,730**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,536**			
	BMF	**320**	**0**	**56.84**	**18,190**
	OPF	**216**	**0**	**42.64**	**9,210**
	OPF	**393**	**0**	**42.65**	**16,760**
	BMU	**1,189**	**0**	**28.42**	**33,790**
	USH	**348**	**60**	**71.06**	**24,730**
	USL	**348**	**30**	**42.64**	**14,840**
	USL	**493**	**30**	**42.64**	**21,020**



APPRAISED VALUES

LAND	**69,100**
IMPROVEMENTS	**300,100**
TOTAL APPRAISAL	**369,200**
GREENBELT APR	
ASSESSMENT	**92,300**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**369,200**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**05/23/2022 By 51**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**2006**	**2006**	**336**	**C**	**1**	**14X24**		**16.6071**	**AV**	**5,580**	**52**		**1**	**2,900**
DRW	**Driveway**	**2006**	**2006**	**1**	**C**	**1**			**1500**	**UN**	**1,500**	**100**		**1**	**1,500**

Total OBY Value 4,400

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**				**1.4**	**49,357.14**							**100**	**49,357.14**	**69,100**
						Totals:	**1.4**										**69,100**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
08/18/2020	**R2657**	**1412**	**309,000**	**309,000**	**I**	**WD**	**P**	**TURNER MATTHEW ETUX SARA DENISE**
08/05/2016	**R2385**	**282**	**229,900**	**229,900**	**I**	**WD**	**P**	**KOZIURA JOSH & KRISTIN JAMES**
05/21/2007	**R1985**	**1202**						**LUNN TOM C ETUX**
09/06/2006	**R1940**	**700**	**200,000**	**200,000**	**I**	**WD**	**P**	**LUNN TOM C ETUX**

NOTES

INCR LAND PRICE*R06FN*AREA CODE R06BV*R1940-700 ALSO LOT 21*R1985-1202 CORRECTION*JG*CHG AREA CODE*FN CHG EYB FRPL & DECK*R10/32*JG*CHG EYB*R10/42*FN R2385-282 ALSO 66K-A-21*JG R18: CHG QLTY PER 32 *CB.*R2657-1412 INCLDS 66K-A-21-MS FOR 22:DELETE 66K-A-21.00 & COMBINE W/THIS PCL PER OWNERS REQUEST*PB

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P18-9664-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF December 2018 Notary Public MY COMMISSION EXPIRES: 7-26-21 (AFFIX SEAL)

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trevin J. Tolbert	Fairway Mortgage	MAP
104 Lenox Drive	4201 Marsh Lane	PARCEL 066K-A-031.00
Columbia, TN 38401	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jason Anderson, a unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trevin J. Tolbert and wife, Megan R. Tolbert**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MAURY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and more particularly described as all of Lot 16 in the Carriage Hills Subdivision, Section 1, as shown by a map of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.

Tract 2:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and more particularly described as follows: Being a 5 foot easement running contiguous with and parallel to the Southerly boundary of Lot 17, Carriage Hills Subdivision, Section 1, Plat Book 5, Page 282, and being a portion of said Lot 17, for the purpose of driveway benefiting Lot 16, Carriage Hills Subdivision, Section 1, Plat Book 5, Page 282, Register's Office of Maury County, Tennessee

Being the same property conveyed to Jason Anderson, a married man by Warranty deed from Mary Graham Lane, a single person of record in Book R2265, page 253, Register's Office for Maury County, Tennessee, dated February 04, 2014 and recorded on February 05, 2014. The said Jason Anderson having since divorced on May 4, 2017 by Final Decree, docket number 17143, Chancery Court for Cheatham County, Tennessee by which former spousal marital interest was terminated.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **104 Lenox Drive, Columbia, TN 38401.**

Mail:
FOUNDATION TITLE AND ESCROW SERIES
277 MALLORY STATION RD
STE 102
FRANKLIN TN 37067

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

104 LENOX DR	Subdivision **CARRIAGE HILLS SEC 1**				**TAX YEAR 2023**	060	066K	A	031.00		000
Property Address	BK **5**	PG **282**	BLOCK	LOT **16**	TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv					City **60156 Columbia**	Map **066F**		Updated 10/27/2022		
TOLBERT TREVIN J ETUX MEGAN R	BK	PG	BLOCK	LOT	TRACT	SSD1	Dist **03**		Printed 03/17/2023		
104 LENOX DR	Additional Description					SSD2					
COLUMBIA TN 38401	Dimensions **130X175 IRR.**					Total Land Units **1**			Card: 1 of 1		
						Deed Acres **0**					
						Calculated Acres **0**			Page: 1 of 1		

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1988**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**6**	Total Fixtures	**6**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**	Amount **0**		Sched

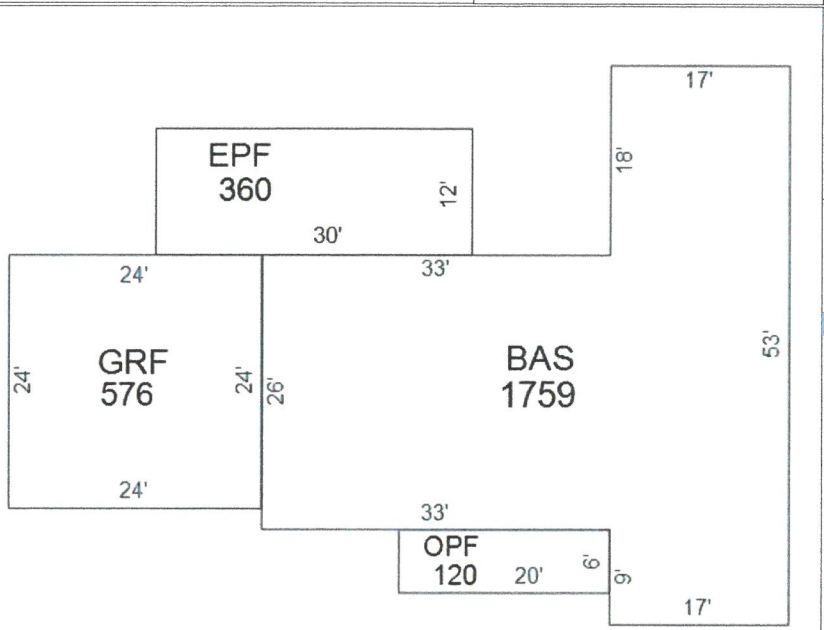
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**04 Irregular Shape**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,759	**1.154**	**1**	**1**	**1.21**	**1,759**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**255,420**	**86,980**	**342,400**	**194.66**	Dwelling Factor	**1**
RCNLD	**204,340**	**69,580**	**273,920**	**155.72**	Dwelling Value	**273,920**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,759**			
	OPF	**120**	**0**	**42.67**	**5,120**
	GRF	**576**	**0**	**71.06**	**40,930**
	EPF	**360**	**0**	**113.69**	**40,930**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**280,800**
TOTAL APPRAISAL	**340,800**
GREENBELT APR	
ASSESSMENT	**85,200**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**340,800**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1989**	**1989**	**192**	**C**	**1**	**12X16**		**20.8333**	**AV**	**4,000**	**10**		**1**	**400**
DRW	**Driveway**	**1989**	**1989**	**1**	**C**	**1**			**1500**	**UN**	**1,500**	**100**		**1**	**1,500**
GUD	**Detached Garage Unfi**	**1995**	**1995**	**240**	**C**	**1**	**12X20**		**44.625**	**AV**	**10,710**	**46**		**1**	**4,930**

Total OBY Value **6,830**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**130**	**175**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
					Totals:		**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
12/21/2018	**R2534**	**1032**	**250,000**	**250,000**	**I**	**WD**	**A**	**TOLBERT TREVIN J ETUX MEGAN R**
02/04/2014	**R2265**	**253**	**172,900**	**172,900**	**I**	**WD**	**A**	**ANDERSON JASON**
02/07/2003	**R1681**	**958**	**137,500**	**137,500**	**I**	**WD**	**A**	**LANE MARY GRAHAM**
09/07/1999	**R1450**	**949**	**109,680**	**109,680**	**I**	**WD**	**B**	**CHEEK HUBERT**

NOTES

R18: CHG QLTY PER 32 *CB - 22: ADD EPF PER 51 *CB

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

Mail

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES S. WHEELER and wife, MARY A. WHEELER**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto PAUL A. TAYLOR and wife, BRENDA K. TAYLOR hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Maury County, Tennessee**, described as follows, to-wit:

LOCATED in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 25, Carriage Hills Subdivision, Section 1, as shown on Plat of record in Plat Book 5, page 282, of the Register's Office of Maury County, Tennessee.

BEING the same property conveyed to James S. Wheeler and wife, Mary A. Wheeler by deed from Wayne Smith and Gary Smith, of record in Book 783, page 561, Register's Office for Maury County, Tennessee.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Restrictive covenants filed of record in Book 653, page 511; and all matters as shown on the recorded plat.

This is a duplicate original of deed dated December 31, 1994, which was inadvertently lost and not recorded.

This is improved property known as: **107 Lenox Drive, Columbia, TN 38401**

TO HAVE AND TO HOLD the same tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 22 day of September, 1996

James S. Wheeler

Mary A. Wheeler

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 30 of Sept. 1996 at 11:55 o'clock A M
Note Book 17 Page 411 Receipt # 75051 Recording Fee 8.00
State Tax 357.05 Probate Fee 1.00 Total 366.05
Book 1305 Page 951, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS

L. Wayne White

BOOK 1305 PAGE 951

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

107 LENOX DR
Property Address
Ownership and Mailing Address

TAYLOR PAUL A ETUX
BRENDA K
107 LENOX DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **0025** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **140X170**

TAX YEAR 2023
MAURY

060	066K	A	026.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**4 Full Basement**
Stories	**2 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**9**	Total Fixtures	**9**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

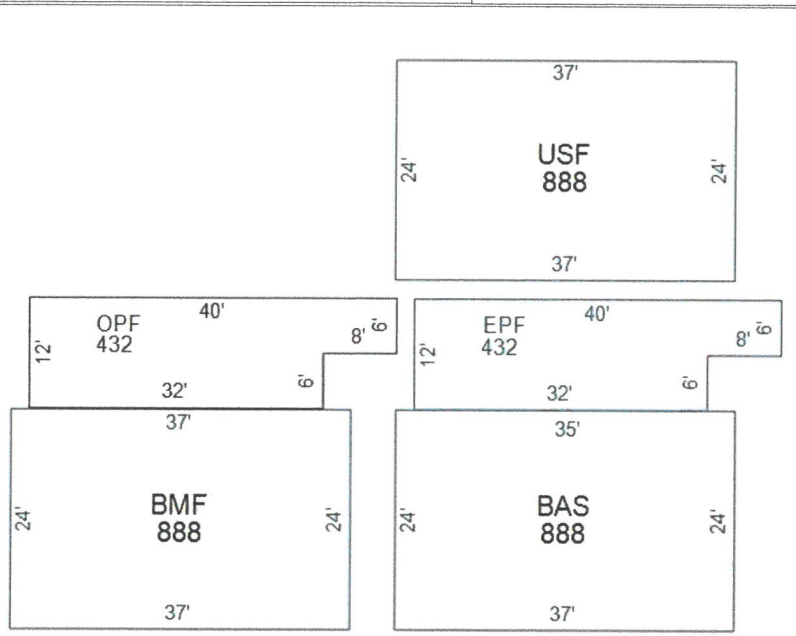
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
888	**.627**	**1**	**1**	**1.21**	**1,776**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**148,780**	**231,620**	**380,400**	**214.19**	Dwelling Factor	**1**
RCNLD	**119,020**	**185,300**	**304,320**	**171.35**	Dwelling Value	**304,320**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**888**			
	USF	**888**	**100**	**127.92**	**113,590**
	BMF	**888**	**0**	**56.86**	**50,490**
	EPF	**432**	**0**	**113.70**	**49,120**
	OPF	**432**	**0**	**42.64**	**18,420**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**311,100**
TOTAL APPRAISAL	**371,100**
GREENBELT APR	
ASSESSMENT	**92,775**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**371,100**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **01 Public / Public**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1992**	**1992**	**1**	**C**	**1**			**4000**	**UN**	**4,000**	**100**		**1**	**4,000**
STP	**Stoop**	**1992**	**1992**	**35**	**C**	**1**	**5X7**		**20.8571**	**AV**	**730**	**62.5**		**1**	**460**
PTO	**Patio**	**1997**	**1997**	**192**	**C**	**1**	**12X16**		**9.5833**	**AV**	**1,840**	**25**		**1**	**460**
WDK	**Wood Deck**	**1992**	**2014**	**120**	**C**	**1**	**IRR**		**20.8333**	**AV**	**2,500**	**76**		**1**	**1,900**

Total OBY Value **6,820**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**140**	**170**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
					Totals:		**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
09/22/1996	**1305**	**951**	**96,500**	**96,500**	**I**	**WD**	**A**	**TAYLOR PAUL A ETUX**
12/10/1987	**783**	**561**	**92,000**	**92,000**	**I**	**WD**	**A**	**WHEELER JAMES S**
08/19/1986	**759**	**110**	**15,000**	**15,000**	**V**	**WD**	**A**	**SMITH WAYNE &**

NOTES

R14:32 ADD EPF INCREASE DRWY*LDS - R18: CHG QLTY PER 32 *CB
R22: CHG DRW, WDK EYB PER 32 *CB - 22: ADD OPF PER 51 *CB

PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2019.

Notary Public
My Commission Expires: 1-21-20

Dana Thomas
State of Tennessee Notary Public
Maury County

BK/PG: R2545/397-398
19003298

2 PGS:AL-QUITCLAIM DEED

SUSIE BATCH: 210847	03/11/2019 - 10:35 AM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Fay G. & Dianne Hazen **Lacey J. Hazen** **105 Lenox Dr** **Columbia, TN 38401**	**Same**	**066K A 02700**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Fay G. Hazen and Dianne Hazen have bargained and sold, and do hereby convey, remise, release and forever quitclaim a life estate without right to sell to Fay G. Hazen and Dianne Hazen and the remainder interest to Lacey J. Hazen their heirs and/or assigns, their entire right, title and interest in and to a certain tract of land in Maury County, Tennessee, described as follows:

Being Lot No. 26 Carriage Hills Subdivision Section 1 as shown on plat of record in Plat Book 5 Page 282 Register's Office for Maury County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fay G. Hazen and wife Dianne Hazen by deed from Bailey Mortgage Company of record in Book 789 Page 212 Register's Office for Maury County, Tennessee

This is improved property known as 105 Lenox Dr. Columbia, TN 38401

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

105 LENOX DR
Property Address

Ownership and Mailing Address

HAZEN FAY G & DIANNE HAZEN &
LACEY J HAZEN
105 LENOX DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **26** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description **LIFE ESTATE**
Dimensions **135X170**

TAX YEAR 2023
MAURY

060	066K	A	027.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023

Card: 1 of 1

Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**9**	Total Fixtures	**9**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src	**3**	Occ **1**	Rental: Src	Year	**0**	Amount **0**	Sched

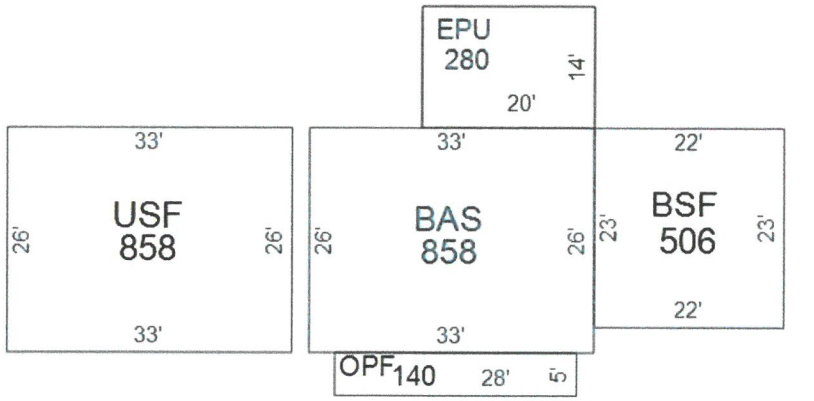
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
858	**.609**	**1**	**1**	**1.21**	**2,222**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**144,790**	**197,140**	**341,930**	**153.88**	Dwelling Factor	**1**
RCNLD	**115,830**	**157,710**	**273,540**	**123.11**	Dwelling Value	**273,540**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**858**			
	BSF	**506**	**100**	**113.70**	**57,530**
	USF	**858**	**100**	**127.93**	**109,760**
	OPF	**140**	**0**	**42.64**	**5,970**
	EPU	**280**	**0**	**85.29**	**23,880**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**285,100**
TOTAL APPRAISAL	**345,100**
GREENBELT APR	
ASSESSMENT	**86,275**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**345,100**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **01 Public / Public**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1990**	**1990**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
GUD	**Detached Garage Unfi**	**1990**	**1990**	**744**	**C**	**1**	**24X31**		**30.7661**	**AV**	**22,890**	**36**		**1**	**8,240**
WDK	**Wood Deck**	**1990**	**1990**	**1**	**C**	**1**			**300**	**UN**	**300**	**100**		**1**	**300**

Total OBY Value **11,540**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**135**	**170**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
03/05/2019	**R2545**	**397**				**QC**		**HAZEN FAY G & DIANNE HAZEN &**
03/28/1988	**789**	**212**	**94,000**	**94,000**	**I**	**WD**	**I**	**HAZEN FAY G**
08/31/1987	**777**	**605**	**72,125**	**72,125**	**I**	**AO**	**D**	**BAILEY MORTGAGE COMPANY**
10/09/1986	**761**	**472**						**COHENOUR JULIAN S JR**

NOTES

CHG EYB INCR LAND PRICE*R06FN*CHG AREA CODE*FN*R14:32 DEL OPU/ADD EPU*LDS
R18: CHG QLTY PER 32*CB*R2545-397 LIFE EST TO FAY & DIANNE REMAINDER TO LACEY*JG
R22: CHG DRW VAL PER 32 *CB - R22: PP-UTB PER 51 *CB

This Instrument Prepared by:
Delilah A. Speed, Attorney at Law, 710B North Main Street, P.O. Box 973, Columbia, Tennessee 38402-0973.

BK/PG:R1759/397-399

03113905

3 PGS : AL - QUITCLAIM DEED
SUSIE BATCH: 10063
10/30/2003 - 01:04 PM

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Person or Agency Responsible For Payment of Taxes:

P/U BY:

TINA MARIE GREEN
103 LENOX DRIVE
COLUMBIA, TN 38401

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **BRUCE W. GREEN**, have this day bargained and sold and by these presents do hereby transfer and convey all my right, title and interest that I might have in and to the following described property unto **TINA GREEN**, said property lying and being in the 3RD **CIVIL DISTRICT** of Maury County, Tennessee being more particularly described as follows:

TAX MAP AND PARCEL NO'S. 66K-A-2A.

Being Lot number 27 of the Carriage Hill Subdivision, Section 1, a plat of which appears of record in Plat Book 5, page 282, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Bruce W. Green and Tina Green by Deed from Bob P. Keith and wife, Lisa E. Keith of record Book 1343, page 693, Register's office for Maury County, Tennessee.

TO HAVE AND TO HOLD said interest that I might have in said

property to the said **TINA GREEN**, together with all rights, titles, claims, interests, easements,

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

103 LENOX DR Property Address Ownership and Mailing Address **GREEN TINA** **103 LENOX DR** **COLUMBIA TN 38401**	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **0027** TRACT Alt Subdiv BK PG BLOCK LOT TRACT Additional Description Dimensions **135.03X175.75 IRR.**	**TAX YEAR 2023** **MAURY**	060 JUR	066K CONTROL MAP	A GROUP	028.00 PARCEL	000 PI S/I
		City **60156 Columbia**	Map **066F**	Updated 10/27/2022			
		SSD1	Dist **03**	Printed 03/17/2023			
		SSD2	Card: 1 of 1				
		Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built	**1980**	Eff Yr Built	**2002**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**6**	Total Fixtures	**6**
Wood FP Stacks		Openings		Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**	Amount **0**		Sched

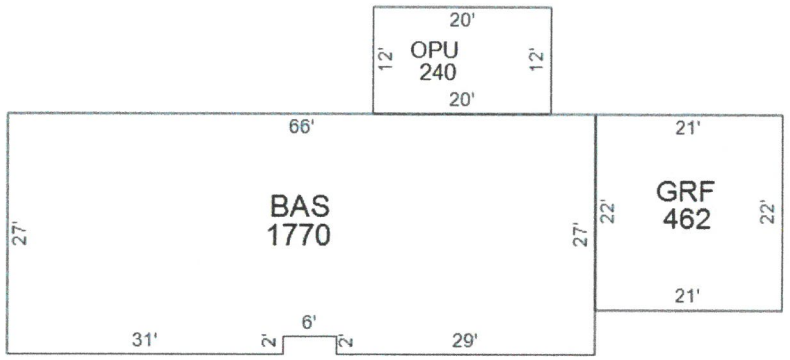
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,770	**1.161**	**1**	**1.07**	**1.21**	**1,770**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**269,780**	**37,950**	**307,730**	**173.86**	Dwelling Factor	**1**
RCNLD	**215,820**	**30,360**	**246,180**	**139.08**	Dwelling Value	**246,180**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,770**			
	GRF	**462**	**0**	**71.06**	**32,830**
	OPU	**240**	**0**	**21.33**	**5,120**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**249,700**
TOTAL APPRAISAL	**309,700**
GREENBELT APR	
ASSESSMENT	**77,425**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**309,700**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year Recorded

App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1986**	**1986**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
STP	**Stoop**	**1986**	**1986**	**48**	**C**	**1**	**6X8**		**20.8333**	**AV**	**1,000**	**55**		**1**	**550**

Total OBY Value **3,550**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**15**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**135**	**175**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
10/29/2003	**R1759**	**397**						**GREEN TINA**
08/27/1997	**1343**	**693**	**95,500**	**95,500**	**I**	**WD**	**A**	**GREEN BRUCE W ETUX**
05/11/1993	**1182**	**87**	**88,900**	**88,900**	**I**	**WD**	**A**	**KEITH BOB P**
03/20/1991	**1113**	**276**	**89,900**	**89,900**	**I**	**WD**	**A**	**MCGRADY CLIFFORD E**

NOTES

CHG EYB INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN
R2014:32 CHG DRWY*LDS - R18: CHG QLTY PER 32 *CB - R22: CHG DRW VAL PER 32 *CB

RE1001.115
This Instrument Prepared By:
R. W. Hardison, Attorney at Law
710 North Main Street
Post Office Box 1967
Columbia, Tennessee 38402-1967

GENERAL WARRANTY DEED

This indenture is made and entered into this 27 day of December, 1993 between Robert M. Young, and wife, Joan M. Young (hereinafter referred to as "GRANTOR") and Sandra C. Taylor, and husband, Robert M. Taylor (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as Lot 18 in the Carriage Hills Subdivision, Section 1, as shown by map of record in Plat Book 5 at page 282 in the Maury County, Tennessee Register of Deeds office.

BEING the same property conveyed toRobert M. Young, and wife, Joan M. Young by instrument of record in Book 811 at page 547 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel # 66F-A-66K-33.00

NOTE: The legal description set forth above is the same property as contained in Grantor's previous deed of record and no new boundary survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for covenants, conditions and restrictions of record in Book 647 at Page 280 and as amended in Book 653 at page 511 and Book 733 at page 432 in the Maury County, Tennessee Registers of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Robert M. Young

Joan M. Young

216115

BOOK 1207 PAGE 749

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

108 LENOX DR Property Address	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **0018** TRACT	**TAX YEAR 2023** **MAURY**	**060**	**066K**	**A**	**033.00**		**000**
Ownership and Mailing Address	Alt Subdiv		JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
TAYLOR SANDRA C ETVIR **ROBERT M** **108 LENOX DR** **COLUMBIA TN 38401**	BK PG BLOCK LOT TRACT Additional Description Dimensions **159.93X185 IRR.**	City **60156 Columbia** SSD1 SSD2 Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Map **066F** Dist **03**	Updated 10/27/2022 Printed 03/17/2023 Card: 1 of 1 Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1988**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**7**	Total Fixtures	**7**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

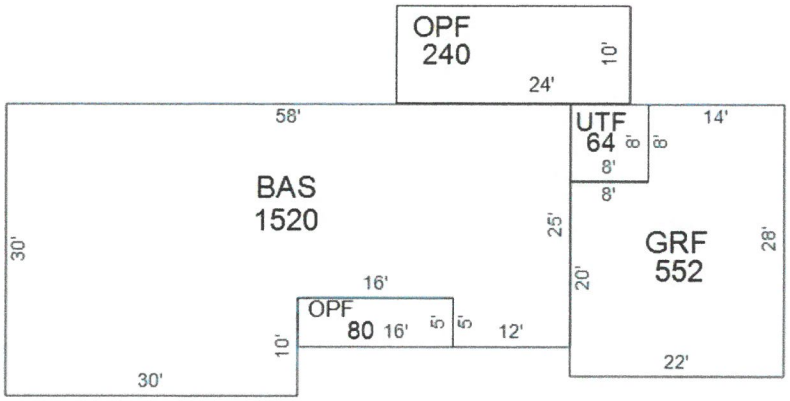
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,520	**1.012**	**1**	**1**	**1.21**	**1,520**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**226,250**	**57,420**	**283,670**	**186.63**	Dwelling Factor	**1**
RCNLD	**181,000**	**45,930**	**226,930**	**149.30**	Dwelling Value	**226,930**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,520**			
	UTF	**64**	**0**	**71.09**	**4,550**
	OPF	**80**	**0**	**42.63**	**3,410**
	GRF	**552**	**0**	**71.07**	**39,230**
	OPF	**240**	**0**	**42.63**	**10,230**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**229,200**
TOTAL APPRAISAL	**289,200**
GREENBELT APR	
ASSESSMENT	**72,300**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**289,200**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1989**	**1989**	**120**	**C**	**1**	**10X12**		**20.8333**	**AV**	**2,500**	**10**		**1**	**250**
DRW	**Driveway**	**1989**	**1989**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**

Total OBY Value **2,250**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**159**	**185**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
12/27/1993	**1207**	**749**	**106,900**	**106,900**	**I**	**WD**	**A**	**TAYLOR SANDRA C ETVIR**
05/05/1989	**811**	**547**	**91,000**	**91,000**	**I**	**WD**	**M**	**YOUNG ROBERT M**
10/20/1988	**801**	**115**	**20,000**	**20,000**	**V**	**WD**	**C**	**SCRIBNER PAUL**
06/21/1978	**631**	**347**						**HITCH TOM J ETAL**

NOTES

R18: CHG EYB PER 32 *CB - R22: CHG DRW VAL PER 32 *CB
22: ADD OPF PER 51 *CB

BK/PG:R2791/1165-1168
21025325

4 PGS : QUITCLAIM DEED	
BECKY BUCHANAN 262730 - 21025325	
11/19/2021 - 08:10 AM	
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE of TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS

New Owner

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**CHURCHILL TITLE SOLUTIONS** 4501 Charlotte Park Drive Suite 120 Charlotte, NC 28217	Barbara Jean McArthur 102 Lenox Dr. Columbia, TN 38401

Order Number: CTSL-BC906TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Barbara Jean McArthur , fka Barbara Jean Woodard, , an unmarried woman,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Barbara Jean McArthur, an unmarried woman,** whose address is 102 Lenox Dr., Columbia, TN 38401, the following described real property located in Third 3rd Civil District of Maury County, State of Tennessee and further described as follows:

Being more particularly described as Lot 15 in the Carriage Hills Subdivision, Section 1, as shown by map of record in Plat Book 5 at Page 282 in the Maury County, Tennessee register of Deeds Office.

Said Lot No. 15 fronts 150.00 feet on the Easterly margin of Lenox Drive and extends back between unparallel lines, then Northerly boundary line measuring 175.00 feet thereon and the Southerly boundary line measuring 145.00 feet thereon to the rear boundary line which measures 117. 71 feet thereon.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 066K A 030.00
Street address of property: 102 Lenox Dr., Columbia, TN 38401

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

102 LENOX DR Property Address	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **15** TRACT	**TAX YEAR 2023** **MAURY**	060 JUR	066K CONTROL MAP	A GROUP	030.00 PARCEL	PI	000 S/I
Ownership and Mailing Address **MCARTHUR BARBARA JEAN** **102 LENOX DR** **COLUMBIA TN 38401**	Alt Subdiv BK PG BLOCK LOT TRACT Additional Description Dimensions **150X175 IRR**	City **60156 Columbia** SSD1 SSD2 Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Map **066F** Dist **03** Updated 10/27/2022 Printed 03/17/2023 Card: 1 of 1 Page: 1 of 1					

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**6**	Total Fixtures	**6**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

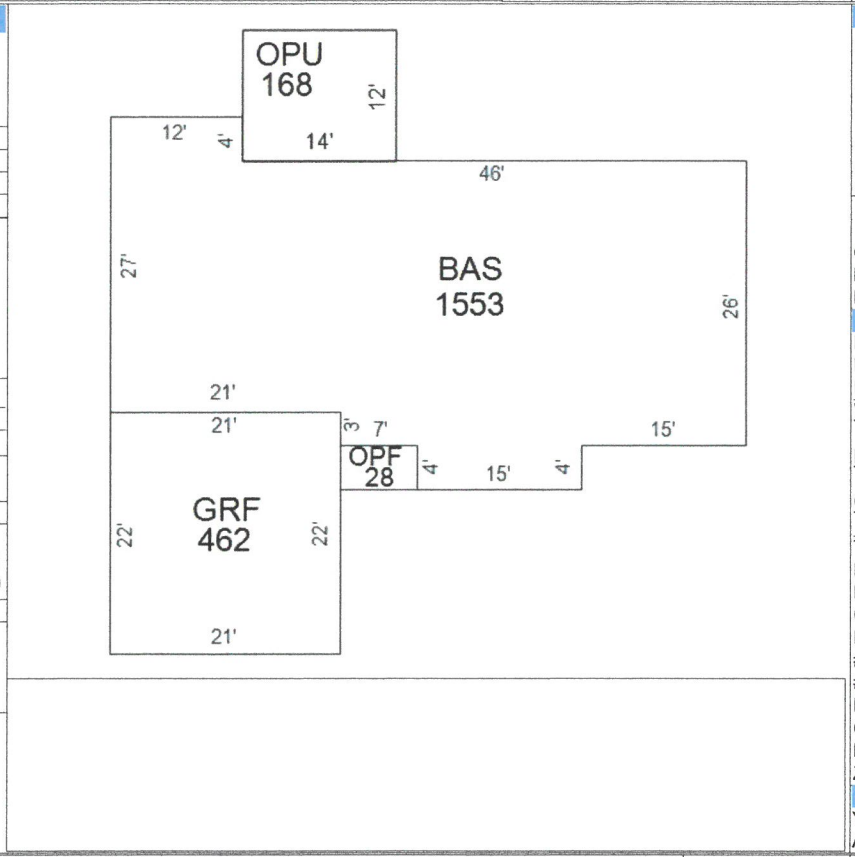
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,553	**1.031**	**1**	**1**	**1.21**	**1,553**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**228,680**	**37,600**	**266,280**	**171.46**	Dwelling Factor	**1**
RCNLD	**182,940**	**30,070**	**213,010**	**137.16**	Dwelling Value	**213,010**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,553**			
	OPF	**28**	**0**	**42.5**	**1,190**
	GRF	**462**	**0**	**71.06**	**32,830**
	OPU	**168**	**0**	**21.31**	**3,580**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**214,800**
TOTAL APPRAISAL	**274,800**
GREENBELT APR	
ASSESSMENT	**68,700**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**274,800**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1987**	**1987**	**160**	**C**	**1**	**10X16**		**20.8125**	**AV**	**3,330**	**10**		**1**	**330**
DRW	**Driveway**	**1987**	**1987**	**1**	**C**	**1**			**1500**	**UN**	**1,500**	**100**		**1**	**1,500**

Total OBY Value **1,830**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**150**	**175**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
					Totals:		**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
11/12/2021	**R2791**	**1165**				**QC**		**MCARTHUR BARBARA JEAN**
08/07/2020	**R2655**	**495**				**QC**		**WOODARD BARBARA JEAN**
08/23/2016	**R2388**	**373**	**171,500**	**171,500**	**I**	**WD**	**A**	**WOODARD BARBARA JEAN ETVIR DAVI**
05/03/2005	**R1854**	**1392**	**100,000**	**100,000**	**I**	**WD**	**A**	**MARBET LEE BOULDIN ETUX**

NOTES

14:CHG M/A PER RET ACN*LDS - R18: CHG EYB & QLTY PER 32 *CB
22: ADD OPU PER 51*CB

This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

MAIL

BROKER TITLE AND ESCROW LLC
1404 7TH AVE S
NASHVILLE, TN 37212

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Patrick Lucero and wife Carol Lucero	New Owner
1125 Dover Drive	
Columbia TN 38401	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Wanda H. Smith, an unmarried person** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Patrick Lucero and wife Carol Lucero** *(herein called "Grantee")* the following described property situated and located in Maury County, Tennessee, to wit:

SITUATE in the THIRD (3RD) Civil District of Maury County, Tennessee and being more particularly described as follows:

Lot 51 of the Carriage Hills Subdivision, Section II as shown by a map of record in Plat Book 8 at page 82 in the Maury County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.

BEING the same property conveyed to Wanda H. Smith by instruments of record in Book R1500 at page 370 (corrected in Book R1672 at page 200) and Book R2006 at page 1072 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel #066F-A-16.00

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, appearing in the Maury County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of November, 2015

GRANTOR:

Wanda H. Smith

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

TAX YEAR 2023 MAURY	060	066F	A	016.00		000
	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

1125 DOVER DR
Property Address
Ownership and Mailing Address
LUCERO PATRICK ETUX CAROL
1125 DOVER DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **51** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **147.02X150.33 IRR**

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**3 Part Basement**
Stories	**1 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built	**2001**	Eff Yr Built	**2007**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**9**	Total Fixtures	**9**
Wood FP Stacks		Openings		Add'l Sty		PreFab	Add'l Sty
Info Src **0**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

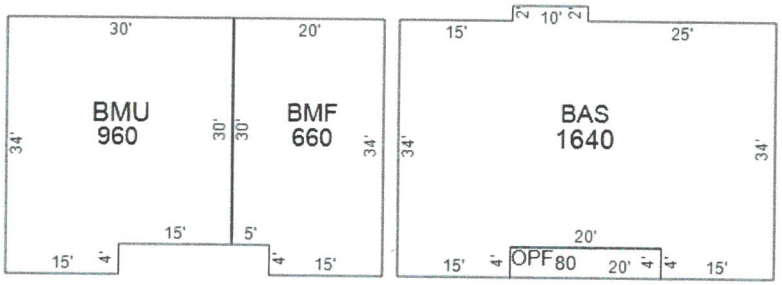
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**03 Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**03 Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**03 Average**		

Quality	**1+ : Average +**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **15**	Other Phys	Functional	External	% Good **85**	

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,640	**1.083**	**1**	**1.07**	**1.07**	**1,640**	**2022**	**15**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**231,360**	**60,330**	**291,690**	**177.86**	Dwelling Factor	**1**
RCNLD	**196,660**	**51,280**	**247,940**	**151.18**	Dwelling Value	**247,940**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,640**			
	BMF	**660**	**0**	**50.27**	**33,180**
	OPF	**80**	**0**	**37.75**	**3,020**
	BMU	**960**	**0**	**25.14**	**24,130**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**253,500**
TOTAL APPRAISAL	**313,500**
GREENBELT APR	
ASSESSMENT	**78,375**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**313,500**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**2001**	**2001**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
WDK	**Wood Deck**	**2001**	**2001**	**200**	**C**	**1**	**10 X 20**		**20.85**	**AV**	**4,170**	**37**		**1**	**1,540**
PTO	**Patio**	**2001**	**2001**	**336**	**C**	**1**	**14 X 24**		**7.8274**	**AV**	**2,630**	**37**		**1**	**970**

Total OBY Value **5,510**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**147**	**150**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
11/24/2015	**R2348**	**1006**	**198,000**	**198,000**	**I**	**WD**	**A**	**LUCERO PATRICK ETUX CAROL**
09/21/2007	**R2006**	**1072**						**SMITH WANDA H**
12/30/2002	**R1672**	**200**						**SMITH WAYNE ETUX**
08/30/2000	**R1500**	**370**	**17,000**	**17,000**	**V**	**WD**	**A**	**SMITH WAYNE ETUX**

NOTES

R22: CHG DRW VAL PER 32 *CB - 22: ADD PTO, CHG WDK PER 51 *CB

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $330,000.00.

Affiant

Subscribed and sworn before me this the 27th day of July, 2021.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bradley J. Imburgia and Michelle N. Imburgia 1113 Dover Drive Columbia, TN 38401	Churchill Mortgage Corporation 1749 Mallory Lane, Suite 100 Brentwood, TN 37027	066F A 019.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHEN DICK, AN UNMARRIED MAN, AND SHARI DICK, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRADLEY J. IMBURGIA AND MICHELLE N. IMBURGIA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Maury County, State of Tennessee, described as follows:

Land in Maury County, Tennessee and being more particularly described as Lot 54 in the Carriage Hills Subdivision, Section 2, as shown by Final Plat of record in Plat Book 8, page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shari Dick and Stephen Dick, wife and husband, by deed dated 01/28/2019, from Michael G. Lester and wife, Melissa K. Lester, of record in Book R2539, page 775, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1113 Dover Drive, Columbia, TN 38401.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BK/PG: R2754/651-652
21016201

2 PGS:AL-WARRANTY DEED	
JANE BATCH: 253027	07/28/2021 - 09:35 AM
VALUE	330000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1221.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1234.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1113 DOVER DR	Subdivision **CARRIAGE HILLS SEC 2**	**TAX YEAR 2023 MAURY**	060	066F	A	019.00	000
Property Address	BK **8** PG **82** BLOCK LOT **54** TRACT		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv	City **60156 Columbia**	Map **066F**		Updated 10/27/2022		
IMBURGIA BRADLEY J ETUX MICHELLE N	BK PG BLOCK LOT TRACT	SSD1	Dist **03**		Printed 03/17/2023		
1113 DOVER DR	Additional Description	SSD2	Card: 1 of 1				
COLUMBIA TN 38401	Dimensions **100.00X160.97 IRR**	Total Land Units **1** / Deed Acres **0** / Calculated Acres **0**	Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built **1996**	Eff Yr Built **2014**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **9**	Total Fixtures **9**				
Wood FP Stacks **1**	Openings **1**	Add'l Sty	PreFab	Add'l Sty			
Info Src **3**	Occ **1**	Rental: Src	Year **0**	Amount **0**	Sched		

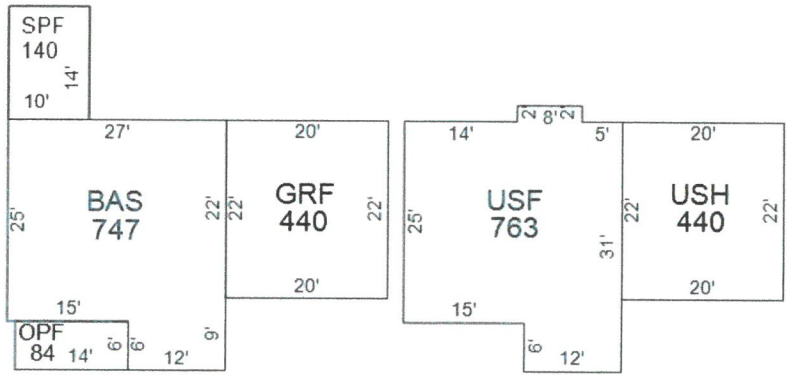
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition **Average**	Class:			
Prorate	Date	Factor	% Comp	Cost & Design **0**		
Depr: Physical **10**	Other Phys	Functional	External	% Good **90**		

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
747	**.539**	**1**	**1**	**1.07**	**1,774**	**2022**	**8**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**114,300**	**153,580**	**267,880**	**151.00**	Dwelling Factor	**1**
RCNLD	**102,870**	**138,230**	**241,100**	**135.91**	Dwelling Value	**241,100**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**747**			
	USF	**763**	**100**	**113.12**	**86,310**
	OPF	**84**	**0**	**37.74**	**3,170**
	GRF	**440**	**0**	**62.84**	**27,650**
	USH	**440**	**60**	**62.84**	**27,650**
	SPF	**140**	**0**	**62.86**	**8,800**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**259,700**
TOTAL APPRAISAL	**319,700**
GREENBELT APR	
ASSESSMENT	**79,925**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**319,700**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1996**	**1996**	**168**	**C**	**1**	**14X12**		**20.8333**	**AV**	**3,500**	**22**		**1**	**770**
DRW	**Driveway**	**1996**	**1996**	**1**	**C**	**1**			**4000**	**UN**	**4,000**	**100**		**1**	**4,000**
POL	**Swimming Pool**	**1997**	**2010**	**512**	**D**	**1**	**16X32**		**67.6172**	**FR**	**34,620**	**40**		**1**	**13,850**

Total OBY Value **18,620**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**100**	**160**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
07/26/2021	**R2754**	**651**	**330,000**	**330,000**	**I**	**WD**	**A**	**IMBURGIA BRADLEY J ETUX MICHELLE**
01/28/2019	**R2539**	**775**	**285,000**	**285,000**	**I**	**WD**	**A**	**DICK SHARI ETVIR STEPHEN**
04/29/2005	**R1855**	**575**	**165,900**	**165,900**	**I**	**WD**	**A**	**LESTER MICHAEL G ETUX**
05/30/1997	**1332**	**668**	**115,005**	**115,005**	**I**	**WD**	**A**	**BEDFORD CARL C ETUX**

NOTES

R18: CHG QLTY PER 32 *CB - R22: CHG DRW VAL PER 32 *CB
R22: ADD OPF, CHG POL EYB PER 41 *CB - 22: CHG OPF/SPF PER 51 *CB

Address New Owner And return deed to: Benjamin F. Inman, Jr. 1118 Dover Columbia, TN 38401	Send Tax Bills to: NEW OWNER	Drafted by: Paul J. Fealk 019252 UAW Legal Services Plan 100 Stephen P. Yokich Parkway, P.O. Box 1797 Spring Hill, TN 37174

QUITCLAIM DEED

P/U BY:

KNOW ALL BY THESE PRESENTS that Delaine C. Inman, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Benjamin F. Inman, Jr., his heirs successors and assigns, her entire right, title and interest in and to a certain tract or parcel of land in Maury County, Tennessee, described as follows:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 44, Carriage Hills Subdivision, Section 2, Phase 1, as shown on plat of record in Plat Book 8, page 82, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Benjamin F. Inman, Jr and wife, Delaine C. Inman, by deed of record in Book R1457, Page 924, Register's Office for Maury County, Tennessee.

Map 66F Group A Parcel 9

This is improved property commonly known as 1118 Dover Drive, Columbia, Tennessee 38401.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 21ST day of June, 2004.

Delaine C. Inman
Delaine C. Inman

STATE OF TENNESSEE)
COUNTY OF Perry)

Personally appeared before me, Delaine C. Inman, the undersigned Notary Public in and for said County and State, the within named grantor, Delaine C. Inman, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 21 day of, June, 2004.

Janet Hester
Notary Public
My commission expires : Nov. 15, 2005

THIS TRANSFER IS EXEMPT FROM RECORDATION TAX PURSUANT TO TENN. CODE ANN.67-4-409(a) (3)(A): Creation or dissolution of tenancy by the entirety by the conveyance from one (1) spouse to the other; AND NO OATH OF VALUE SHALL BE REQUIRED FOR THIS TRANSACTION AS PROVIDED IN TENN. CODE ANN.67-4-409((5).

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1118 DOVER DR	Subdivision **CARRIAGE HILLS SEC 2**	**TAX YEAR 2023 MAURY**	**060**	**066F**	**A**	**009.00**		**000**
Property Address	BK **8** PG **82** BLOCK LOT **44** TRACT		JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv	City **60156 Columbia**	Map **066F**		Updated 10/27/2022			
INMAN BENJAMIN F JR	BK PG BLOCK LOT TRACT	SSD1	Dist **03**		Printed 03/17/2023			
1118 DOVER DR	Additional Description	SSD2	Card: 1 of 1					
COLUMBIA TN 38401	Dimensions **169.57X251.66 IRR**	Total Land Units **1** / Deed Acres **0** / Calculated Acres **0**	Page: 1 of 1					

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built **1991**	Eff Yr Built **2006**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **8**	Total Fixtures **8**				
Wood FP Stacks **1**	Openings **1**	Add'l Sty	PreFab	Add'l Sty			
Info Src **3**	Occ **1**	Rental: Src	Year **0**	Amount **0**	Sched		

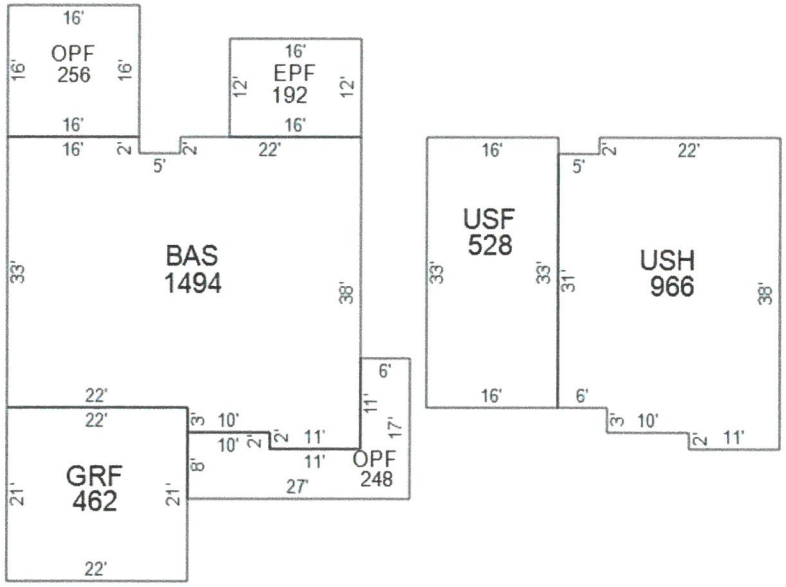
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,494	**.996**	**1**	**1**	**1.07**	**2,602**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**198,520**	**187,770**	**386,290**	**148.46**	Dwelling Factor	**1**
RCNLD	**158,820**	**150,210**	**309,030**	**118.77**	Dwelling Value	**309,030**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,494**			
	USF	**528**	**100**	**113.13**	**59,730**
	EPF	**192**	**0**	**100.57**	**19,310**
	OPF	**256**	**0**	**37.70**	**9,650**
	OPF	**248**	**0**	**37.70**	**9,350**
	GRF	**462**	**0**	**62.84**	**29,030**
	USH	**966**	**60**	**62.84**	**60,700**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**314,600**
TOTAL APPRAISAL	**374,600**
GREENBELT APR	
ASSESSMENT	**93,650**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**374,600**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1991**	**1991**	**396**	**C**	**1**	**22X18**		**15.4798**	**AV**	**6,130**	**10**		**1**	**610**
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
UTB	**Utility Building**	**2000**	**2000**	**140**	**C**	**1**	**10X14**		**25.2857**	**AV**	**3,540**	**56**		**1**	**1,980**

Total OBY Value **5,590**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**169**	**251**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/21/2004	**R1805**	**378**						**INMAN BENJAMIN F JR**
10/29/1999	**R1457**	**924**	**156,500**	**156,500**	**I**	**WD**	**A**	**INMAN BENJAMIN F JR ETUX**
10/24/1997	**1350**	**486**	**134,000**	**134,000**	**I**	**WD**	**A**	**MCSHURLEY BRUCE A ETUX**
06/29/1995	**1261**	**597**	**126,000**	**126,000**	**I**	**WD**	**A**	**GREEN JAMES ANTHONY ETUX**

NOTES

ADD OPF & UTB PER 32*FN06VI*QUAL TO 01 INCR LAND PRICE*R06FN*CHG AREA CODE*FN
CHG EYB INCR DRWY PRICE CHG OPF TO EPF*R10/32*FN - CHG EYB*R10/42*FN
R22: CHG DRW VAL PER 32 *CB

RE1001CH.L43
This Instrument Prepared By:
R. W. Hardison
Edwards & Hardison, Attorneys at Law
805 South Garden Street
Post Office Box 334
Columbia, Tennessee 38402-0334

GENERAL WARRANTY DEED

This indenture is made and entered into this 28th day of June, 1991 between Larry G. Reaves, and wife, Sharon G. Reaves (hereinafter referred to as "GRANTOR") and David Francis Goodness, and wife, Patsy Goodness (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as Lot 43 in the Carriage Hills Subdivision, Section 2, Phase 1, as shown by map of record in Plat Book 8 at page 82 in the Maury County, Tennessee Register of Deeds office.

BEING the same property conveyed to Larry G. Reaves, and wife, Sharon G. Reaves by instrument of record in Book 1109 at page 118 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel # 66-66-8.00 P/O

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for covenants, conditions and restrictions of record in Book 853 at Page 210 in the Maury County, Tennessee Registers of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Larry G. Reaves

Sharon G. Reaves

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1116 DOVER DR	Subdivision **CARRIAGE HILLS SEC 2**				**TAX YEAR 2023**	**060**	**066F**	**A**	**008.00**		**000**
Property Address	BK **8**	PG **82**	BLOCK	LOT **43**	TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv					City **60156 Columbia**		Map **066F**		Updated 10/27/2022		
GOODNESS DAVID FRANCIS	BK	PG	BLOCK	LOT	TRACT	SSD1		Dist **03**		Printed 03/17/2023		
ETUX PATSY	Additional Description					SSD2						
1116 DOVER DR						Total Land Units **1**				Card: 1 of 1		
COLUMBIA TN 38401	Dimensions **98.58X287.32 IRR**					Deed Acres **0**						
						Calculated Acres **0**				Page: 1 of 1		

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	**4 Full-Fin**
Heating Fuel			

Year Built **1991**	Eff Yr Built **2006**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **7**	Total Fixtures **7**				
Wood FP Stacks	Openings	Add'l Sty	PreFab	Add'l Sty			
Info Src **3**	Occ **1**	Rental: Src	Year **0**	Amount **0**	Sched		

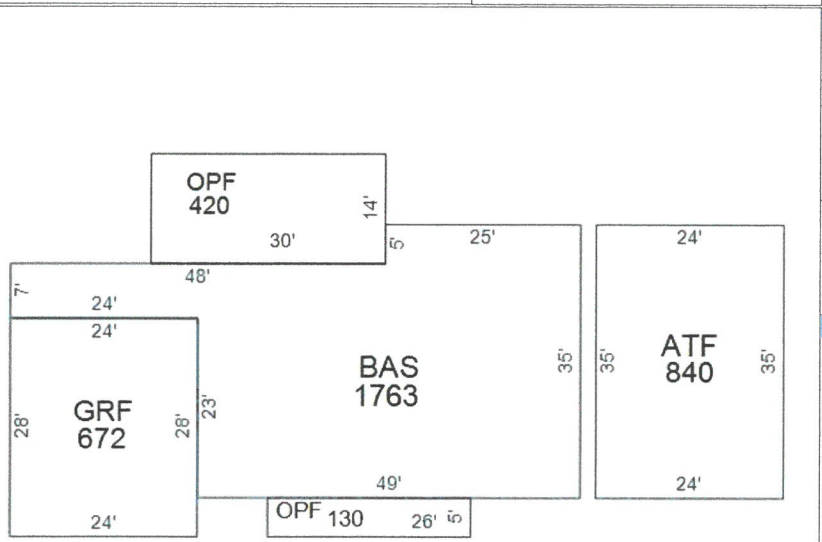
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

	Factors							
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,763	**1.157**	**1**	**1**	**1.07**	**1,763**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**223,960**	**84,080**	**308,040**	**174.72**	Dwelling Factor	**1**
RCNLD	**179,170**	**67,260**	**246,430**	**139.78**	Dwelling Value	**246,430**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,763**			
	OPF	**130**	**0**	**37.69**	**4,900**
	GRF	**672**	**0**	**62.84**	**42,230**
	ATF	**840**	**0**	**25.13**	**21,110**
	OPF	**420**	**0**	**37.71**	**15,840**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**247,400**
TOTAL APPRAISAL	**307,400**
GREENBELT APR	
ASSESSMENT	**76,850**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**307,400**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**1000**	**UN**	**1,000**	**100**		**1**	**1,000**

Total OBY Value **1,000**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**98**	**287**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/28/1991	**1121**	**421**	**98,900**	**98,900**	**I**	**WD**	**M**	**GOODNESS DAIVD FRANCIS**
01/09/1991	**1109**	**118**	**17,900**	**17,900**	**V**	**WD**	**H**	**REAVES LARRY G**
04/17/1990	**835**	**71**						**PARKS-REAVES PROPERTIES**

NOTES

ADD DRWY PER 32*FN06VI - INCR LAND PRICE*R06FN - CHG AREA CODE*R06JS
CHG AREA CODE*FN - R18: CHG QLTY PER 32 *CB - 19:CHG EYB PER 45*PB
21: ADD OPF PER 50 *CB

WARRANTY DEED

Mail:

BROKER TITLE & ESCROW LLC
1404 17TH AVE SO
NASHVILLE TN 37212

J-SB-P-20-1121

STATE OF TENNESSEE
COUNTY OF MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11.8.2021
(AFFIX SEAL)

GREG FAIRBETTER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires NOV 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rafael De Jesus Garcia and Carla J. Martinez Macias	**New Owner**	
(NAME)	(NAME)	**066F-A-017.00**
1121 Dover Drive		
(ADDRESS)	(ADDRESS)	
Columbia, TN 38401		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JMAY, LLC, A NEVADA LIMITED LIABILITY COMPANY, SERIES 35, THE 1121 DOVER DRIVE SERIES THEREOF,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAFAEL DE JESUS GARCIA AND CARLA J. MARTINEZ MACIAS, BOTH UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **MAURY** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Maury County, Tennessee, being Lot No. 52, The Carriage Hills Subdivision, Section 2, as shown on plat of record in Plat Book 8, Page 82, in the Register's Office for Maury County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jmay, LLC, a Nevada Limited Liability Company, Series 35, The 1121 Dover Drive Series Thereof by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Book R2616, page 683, Register's Office for Maury County, Tennessee, dated February 18, 2020 and recorded on March 02, 2020.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 8, Page 82, Register's Office for Maury County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 853, Page 210, in the Register's Office for Maury County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1121 Dover Drive, Columbia, Tennessee 38401**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BK/PG: R2663/419-420
20013163

2 PGS:AL-WARRANTY DEED	
NANCY BATCH: 232734	08/03/2020 - 10:00 AM
VALUE	278000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1028.60
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1041.60

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1121 DOVER DR	Subdivision **CARRIAGE HILLS SEC 2**				**TAX YEAR 2023**	060	066F	A	017.00		000
Property Address	BK **8**	PG **82**	BLOCK	LOT **52**	TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv					City **60156 Columbia**		Map **066F**		Updated 10/27/2022		
GARCIA RAFAEL DE JESUS &	BK	PG	BLOCK	LOT	TRACT	SSD1		Dist **03**		Printed 03/17/2023		
CARLA J MARTINEZ MACIAS	Additional Description					SSD2						
1121 DOVER DR						Total Land Units **1**				Card: 1 of 1		
COLUMBIA TN 38401	Dimensions **138.81X157.82 IRR**					Deed Acres **0**						
						Calculated Acres **0**				Page: 1 of 1		

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**3 Part Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**12 Brick/Wood**	Attic	
Heating Fuel			

Year Built	**1999**	Eff Yr Built	**2010**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**8**	Total Fixtures	**8**
Wood FP Stacks		Openings		Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**	Amount **0**		Sched

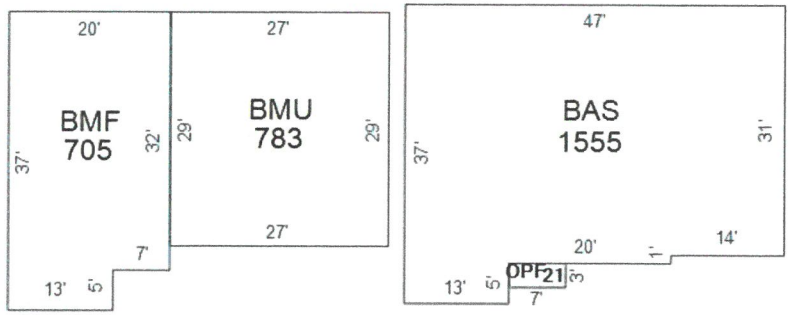
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**02 L-Shaped**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**15**	Other Phys	Functional	External	% Good **85**

	Factors							
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,555	**1.033**	**1**	**1.021**	**1.07**	**1,555**	**2022**	**12**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**205,710**	**55,920**	**261,630**	**168.25**	Dwelling Factor	**1**
RCNLD	**174,850**	**47,530**	**222,380**	**143.01**	Dwelling Value	**222,380**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,555**			
	BMF	**705**	**0**	**50.28**	**35,450**
	OPF	**21**	**0**	**37.62**	**790**
	BMU	**783**	**0**	**25.13**	**19,680**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**225,000**
TOTAL APPRAISAL	**285,000**
GREENBELT APR	
ASSESSMENT	**71,250**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**285,000**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1997**	**1997**	**120**	**C**	**1**	**10X12**		**20.8333**	**AV**	**2,500**	**25**		**1**	**630**
DRW	**Driveway**	**1997**	**1997**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**

Total OBY Value **2,630**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**138**	**157**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
						Totals:	**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
07/30/2020	**R2653**	**419**	**278,000**	**278,000**	**I**	**WD**	**A**	**GARCIA RAFAEL DE JESUS &**
02/18/2020	**R2616**	**683**	**181,000**	**181,000**	**I**	**WD**	**N**	**JMAY LLC SERIES 35**
02/18/2020	**R2616**	**678**	**175,000**	**175,000**	**I**	**WD**	**N**	**MUSIC CITY HOLDINGS LLC**
07/12/2019	**R2568**	**487**	**176,278**	**176,278**		**TR**		**WILMINGTON SAVINGS FUND SOCIETY I**

NOTES

INCR LAND PR*R06FN*CHG AREA CO*R06JS*08:M/A CHG PER OWNER*JG
CHG AREA CODE*FN*INCR DRWY PRICE CHG EYB*FN*CHG EYB*R10/42*
FN*CHG M/A PER OWNR-NH*R14:32 CHG EFF AGE*LDS
R18: CHG QLTY PER 32 *CB.20*CHG MA C/O NEW OWNER-MS

PREPARED BY (JI)
Homeland Title LLC
126 Kedron Parkway
Spring Hill TN 37174

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Benjamin W. Farris and wife Rebecca R. Farris,** FIRST PARTY, which expression shall include heirs, personal representatives and assigns, and **Alan J. Doscher and Ashley J. Doscher, husband and wife, SECOND** PARTY, which expression shall include heirs, personal representatives and assigns.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Maury County, Tennessee, being Lot 53, SECTION 2, PHASE 1, CARRIAGE HILLS, as shown on plat of record in Plat Book 8, Page 82, in the Register's Office, Maury County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Benjamin W. Farris and Rebecca R. Farris, husband and wife by Warranty Deed from Ryan Heichelbech and wife, Megan Heichelbech, recorded on the 23rd day of September, 2013 in Book R2251, Page 1361, in the Register's Office of Maury County, Tennessee.
>
> Map 66F, Group A, Parcel 18.00
>
> Same description as in prior deed
>
> Property Address (for approximate identification only): 1117 Dover Drive Columbia, TN 38401

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

060	066F	A	018.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

1117 DOVER DR
Property Address

Ownership and Mailing Address
DOSCHER ALAN J ETUX ASHLEY J
1117 DOVER DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **53** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **100.00X159.39 IRR**

TAX YEAR 2023
MAURY
City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**3 Part Basement**
Stories	**1 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**12 Brick/Wood**	Attic	
Heating Fuel			

Year Built	**2002**	Eff Yr Built	**2010**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**7**	Total Fixtures	**7**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

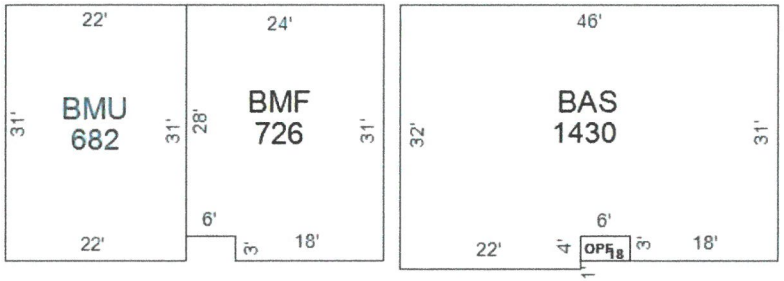
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**15**	Other Phys	Functional	External	% Good **85**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,430	**.958**	**1**	**1.021**	**1.07**	**1,430**	**2022**	**12**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**197,330**	**54,320**	**251,650**	**175.98**	Dwelling Factor	**1**
RCNLD	**167,730**	**46,180**	**213,910**	**149.59**	Dwelling Value	**213,910**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,430**			
	BMF	**726**	**0**	**50.28**	**36,500**
	BMU	**682**	**0**	**25.13**	**17,140**
	OPF	**18**	**0**	**37.78**	**680**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**216,500**
TOTAL APPRAISAL	**276,500**
GREENBELT APR	
ASSESSMENT	**69,125**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**276,500**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer
03 Public / Individual
Electricity
01 Public
Gas
00 None
Topo **1 Rolling**
Road Type **0 Us Highway**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
PTO	**Patio**	**1991**	**1991**	**300**	**C**	**1**	**12 X 25**		**8.1667**	**AV**	**2,450**	**10**		**1**	**250**
WDK	**Wood Deck**	**1991**	**1991**	**140**	**C**	**1**	**10 X 14**		**20.8571**	**AV**	**2,920**	**10**		**1**	**290**
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**

Total OBY Value **2,540**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**100**	**159**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
04/02/2019	**R2549**	**776**	**260,000**	**260,000**	**I**	**WD**	**A**	**DOSCHER ALAN J ETUX ASHLEY J**
09/20/2013	**R2251**	**1361**	**178,000**	**178,000**	**I**	**WD**	**A**	**FARRIS BENJAMIN W ETUX**
11/14/2012	**R2211**	**1200**			**I**	**QC**	**A**	**HEICHELBECH RYAN ETUX**
08/23/2012	**R2202**	**866**	**69,470**	**69,470**	**I**	**TR**	**G**	**HEICHELBECH DAN**

NOTES

R14:32*LDS - R22: CHG DRW VAL PER 32 *CB - 22: CHG PTO, WDK, PP-UTB PER 51 *CB

Prepared by/Return to:
TransContinental Title Co.
4033 Tampa Rd Suite 101
Oldsmar, FL 34677
800-225-7897

BK/PG:R1884/1267-1269
05016113

3 PGS : AL - QUITCLAIM DEED	
SUSIE BATCH: 40684	
10/19/2005 - 09:20 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
2605 Enterprise Road East
Suite 155
Clearwater, Florida 33759

D#10-340207-3
T-697680

QUIT CLAIM DEED

Return to mail tax statements to:
KELLIE L. CONGER
1109 DOVER DRIVE
COLUMBIA, TN 38401

Property Tax ID#: 066F-A-020-00

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, KELLIE L. CONGER, Married To, KEVIN RAY CONGER, as Grantor, and KELLIE L. CONGER, a married person, KEVIN RAY CONGER, a married person, Joint Tenants w/ rights of survivorship as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in MAURY County, Tennessee, to wit:

"SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A" INCLUDED HEREWITH AND MADE A PART HEREOF"

PROPERTY ADDRESS:
1109 DOVER DRIVE
COLUMBIA, TN 38401

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1109 DOVER DR
Property Address
Ownership and Mailing Address

CONGER KELLIE L &
KEVIN RAY CONGER
1109 DOVER DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **55** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **104.94X160.97 IRR**

TAX YEAR 2023
MAURY

060	066F	A	020.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **1 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **04 Siding Average** Attic
Heating Fuel

Year Built	Eff Yr Built	Rooms	Bedrooms
1991	**2006**	**0**	**0**

Full Baths	Half Baths	Add'l Fixtures	Total Fixtures
		7	**7**

Wood FP Stacks	Openings	Add'l Sty	PreFab	Add'l Sty
1	**1**			

Info Src	Occ	Rental: Src	Year	Amount	Sched
3	**1**		**0**	**0**	

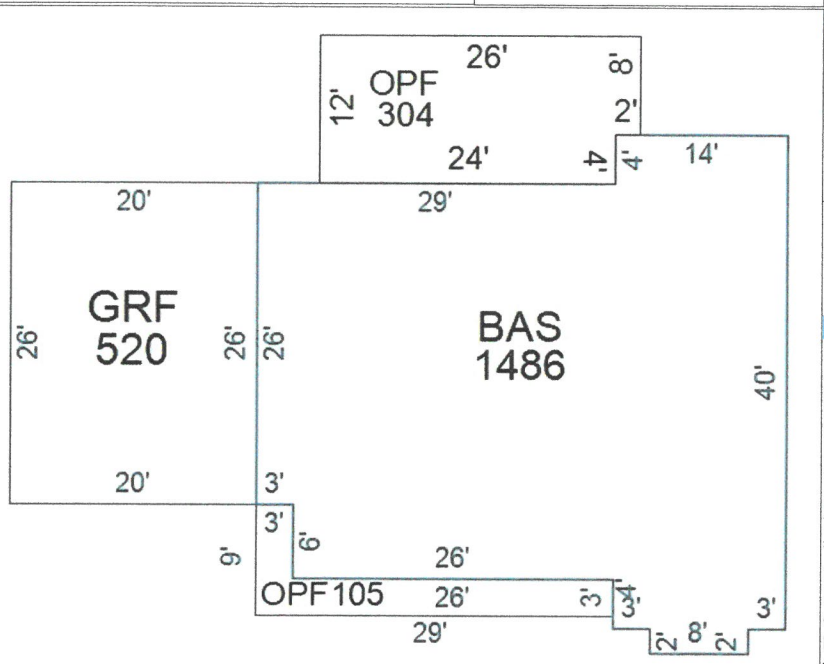
Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

Quality **1+ : Average +** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,486	**.991**	**1**	**1**	**1.07**	**1,486**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete
RCN	**196,040**	**48,100**	**244,140**	**164.29**	Dwelling Factor **1**
RCNLD	**156,830**	**38,480**	**195,310**	**131.43**	Dwelling Value **195,310**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,486**			
	OPF	**105**	**0**	**37.71**	**3,960**
	GRF	**520**	**0**	**62.85**	**32,680**
	OPF	**304**	**0**	**37.70**	**11,460**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**198,700**
TOTAL APPRAISAL	**258,700**
GREENBELT APR	
ASSESSMENT	**64,675**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**258,700**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **1 Rolling**
Road Type **0 Us Highway**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1991**	**2000**	**200**	**C**	**1**	**IRR**		**20.85**	**AV**	**4,170**	**34**		**1**	**1,420**
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**

Total OBY Value **3,420**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**104**	**160**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
10/07/2005	**R1884**	**1267**						**CONGER KELLIE L &**
08/31/1992	**1158**	**1**	**93,000**	**93,000**	**I**	**WD**	**A**	**CONGER KEVIN RAY**
07/29/1991	**1123**	**922**	**17,900**	**17,900**	**V**	**WD**	**M**	**ROSCOE MICHAEL**
04/17/1990	**835**	**71**						**PARKS-REAVES PROPERTIES**

NOTES

R22: CHG WDK EYB, DRW VAL PER 32 *CB - 22: ADD OPF PER 51 *CB

(1)

BK/PG: R2405/452-453
16016462

2 PGS:AL-WARRANTY DEED	
NANCY BATCH: 180095	12/02/2016 - 10:25 AM
VALUE	185000.00
MORTGAGE TAX	0.00
TRANSFER TAX	684.50
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	697.50

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

Prepared by:
Security Title & Escrow Co., LLC
Columbia, Tennessee 38402-1431

Return to Security Title & Escrow Company

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Charles L. Mann, Jr. or Hazel M. Mann, Trustees of the Charles L. Mann, Jr. and/or Hazel M. Mann Revocable Living Trust dated August 13, 2005,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Wesley D. Andrews and Stephanie Andrews, husband and wife,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in the Third (3rd) Civil District of Maury County, Tennessee and being Lot 41, Carriage Hills Subdivision, Section 2, Phase 1, as shown on plat of record in Plat Book 8, Page 82, Register's Office of Maury County, Tennessee.

BEING the same property conveyed to Charles L. Mann, Jr. or Hazel M. Mann, Trustees of the Charles L. Mann, Jr. and/or Hazel M. Mann Revocable Living Trust dated August 13, 2005 by deed dated May 11, 2009 of record in Book R2078, Page 206, Register's Office of Maury County, Tennessee.

Map 66F, Group A, Parcel 6

Property Address: 1108 Dover Drive, Columbia, TN 38401

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **MAURY** County, Tennessee Register of Deeds office.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1108 DOVER DR
Property Address
Ownership and Mailing Address
ANDREWS WESLEY D ETUX STEPHANIE
1108 DOVER DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **41** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **131.04X175.00 IRR**

TAX YEAR 2023
MAURY

JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
060	066F	A	006.00		000

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **2 Story Frame** Heating/Air **7 Heat And Cooling Split**
Exterior Wall **04 Siding Average** Attic
Heating Fuel

Year Built	Eff Yr Built	Rooms	Bedrooms
1991	2006	0	0

Full Baths	Half Baths	Add'l Fixtures	Total Fixtures
		9	9

Wood FP Stacks	Openings	Add'l Sty	PreFab	Add'l Sty

Info Src	Occ	Rental: Src	Year	Amount	Sched
3	1		0	0	

Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

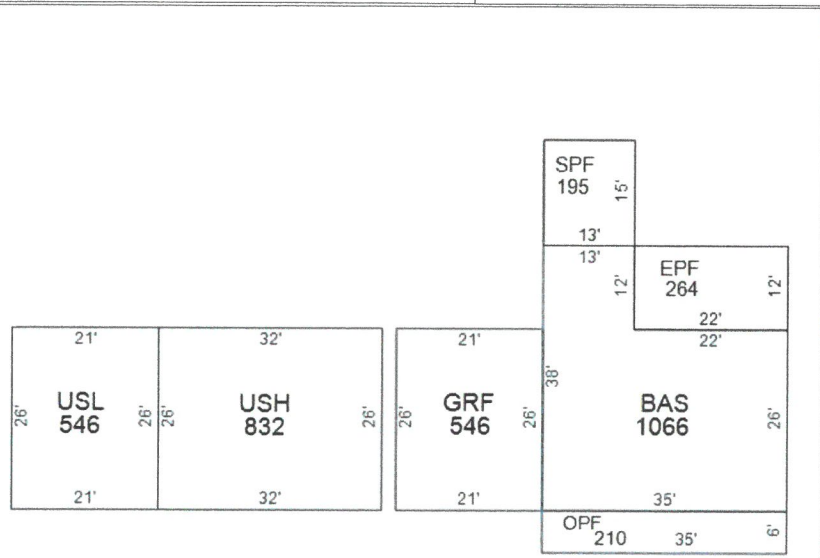
Quality **1+ : Average +** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,066	.737	1	1	1.07	1,729	2022	16	1.00

	Base Dwelling	Add'l Areas	Total	$/SqFt
RCN	149,160	153,890	303,050	175.27
RCNLD	119,330	123,110	242,440	140.22

% Complete
Dwelling Factor **1**
Dwelling Value **242,440**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	1,066			
	OPF	210	0	37.71	7,920
	GRF	546	0	62.84	34,310
	USH	832	60	62.84	52,280
	USL	546	30	37.71	20,590
	EPF	264	0	100.53	26,540
	SPF	195	0	62.82	12,250



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	248,100
TOTAL APPRAISAL	308,100
GREENBELT APR	
ASSESSMENT	77,025
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

	Value
COST	308,100
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **1 Rolling**
Road Type **0 Us Highway**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	Wood Deck	2006	2006	352	C	1	16 X 22		16.2784	AV	5,730	52		1	2,980
DRW	Driveway	1991	1991	1	C	1			1500	UN	1,500	100		1	1,500
UTB	Utility Building	1996	1996	100	C	1	10X10		25.3	AV	2,530	48		1	1,210

Total OBY Value 5,690

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	34

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	U	22	01		131	175	1	60,000.00							100	60,000.00	60,000
					Totals:		1										60,000

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
11/29/2016	R2405	452	185,000	185,000	I	WD	A	ANDREWS WESLEY D ETUX STEPHANIE
05/11/2009	R2078	206						MANN CHARLES L JR OR HAZEL
07/26/1991	1123	654	99,500	99,500	V	WD	M	MANN CHARLES LYNWOOD
04/03/1991	1114	474	17,900	17,900	V	WD	M	REAVES LARRY G

NOTES

CHG SPU TO EPU PER 32*FN06VI*INCR LAND PRICE*R06FN
CHG AREA CODE*R06JS*CHG AREA CODE*FN*INCR DRWY PRICE
CHG EYB ON WD DECK*R10/32*FN*R2078-206 LIV TRUST*JG
15:32 CHG DWELLING REMEASURE HSE*LDS

BK/PG:R1721/940-941

03106048

2 PGS : AL - WARRANTY DEED	
SUSIE BATCH: 3583	
06/30/2003 - 08:48 AM	
VALUE	116000.00
MORTGAGE TAX	0.00
TRANSFER TAX	429.20
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	442.20

STATE of TENNESSEE, MAURY COUNTY

L WAYNE WHITE
REGISTER OF DEEDS

PREPARED BY:
JAMES T. DUBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Christ Our Savior Evangelical Lutheran Church, FIRST PARTY, which expression shall include successors and assigns, and Charles Alwin Westra and wife, Debra Dawn Westra, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 19, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Book 1165, Page 208, Register's Office of Maury County, Tennessee.
>
> Map 66K, Group A, Parcel 34.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511, and Book 733, Page 432, Register's Office of Maury County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1100 DOVER DR
Property Address
Ownership and Mailing Address
WESTRA CHARLES ALWIN ETUX
DEBRA DAWN
1100 DOVER DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **0019** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **140X134.37 IRR**

TAX YEAR 2023
MAURY

060	066K	A	034.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **4 Full Basement**
Stories **1 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **11 Common Brick** Attic
Heating Fuel

Year Built	**1993**	Eff Yr Built	**2002**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**10**	Total Fixtures	**10**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

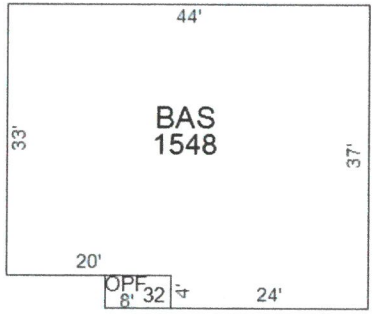
Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **01 Floor Only**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

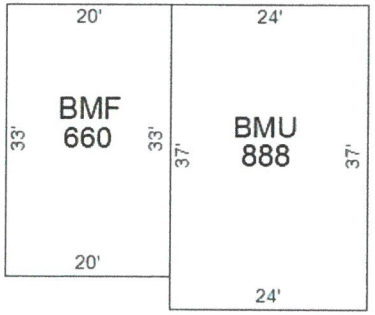
Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,548	**1.028**	**1**	**1.07**	**1.21**	**1,548**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**250,170**	**64,130**	**314,300**	**203.04**	Dwelling Factor	**1**
RCNLD	**200,140**	**51,300**	**251,440**	**162.43**	Dwelling Value	**251,440**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,548**			
	BMF	**660**	**0**	**56.86**	**37,530**
	OPF	**32**	**0**	**42.5**	**1,360**
	BMU	**888**	**0**	**28.42**	**25,240**





APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**253,500**
TOTAL APPRAISAL	**313,500**
GREENBELT APR	
ASSESSMENT	**78,375**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**313,500**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **01 Public / Public**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1993**	**1993**	**224**	**C**	**1**	**14X16**		**19.8214**	**AV**	**4,440**	**13**		**1**	**580**
DRW	**Driveway**	**1993**	**2005**	**1**	**C**	**1**			**1500**	**UN**	**1,500**	**100**		**1**	**1,500**

Total OBY Value **2,080**

ENTRANCES

Date	Code	ID
07/09/2003	**01 Bldg Apr**	**45**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**140**	**134**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/26/2003	**R1721**	**940**	**116,000**	**116,000**	**I**	**WD**	**F**	**WESTRA CHARLES ALWIN ETUX**
11/16/1992	**1165**	**208**	**17,900**	**17,900**	**V**	**WD**	**A**	**CHRIST OUR SAVIOR EVANGELI**
04/17/1990	**835**	**71**	**10**	**10**	**V**	**WD**	**M**	**PARKS REAVES PROPERTIES**
04/16/1990	**835**	**65**	**355,750**	**355,750**	**V**	**WD**	**M**	**PARKS ROBERT S**

NOTES

INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN
CHG CAB,PAINT, ELEC, ADD FRPL*R10/32*FN - R22: CHG WDK EYB PER 32 *CB

STATE OF TENNESSEE
COUNTY OF MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Diane McKee, GRI
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 19 93

Carlene Messick
Notary Public

MY COMMISSION EXPIRES: 5-22-95
(AFFIX SEAL)

CARLENE MESSICK NOTARY PUBLIC STATE OF TENNESSEE LAW

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cristi Secrest (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 066F
1104 Dover Drive (ADDRESS)	12700 Fair Lakes Circle, Suite 400 (ADDRESS)	GROUP A
Columbia, TN 38401 (CITY) (STATE) (ZIP)	Farifax, VA 22033 (CITY) (STATE) (ZIP)	PARCEL 00100

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard L. Hawkersmith and wife, Dawn O. Hawkersmith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cristi Secrest , a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Maury COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 38 on the Plan of Carriage Hills Subdivision, Section 2, Phase I, as of record in Plat Book 8, page 82, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard L. Hawkersmith and wife, Dawn O. Hawkersmith by deed from Richard H. Fleeman of record in Book 1143, page 17, Register's Office for Maury County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 19 of May 19 93 at 2:10 o'clock P M
Note Book 15 Page 547 Receipt # 22887 Recording Fee 8.00
State Tax 329.30 Probate Fee 1.00 Total 338.30
Book 1182 Page 102, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS L. Wayne White

unimproved ( )
This is improved (X) property, known as 1104 Dover Drive, Columbia, TN 38401
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 26th day of February 19 93

Richard L. Hawkersmith
Richard L. Hawkersmith

Dawn O. Hawkersmith
Dawn O. Hawkersmith

DCTTN01W 12/88

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1104 DOVER DR	Subdivision **CARRIAGE HILLS SEC 2**				**TAX YEAR 2023**	**060**	**066F**	**A**	**001.00**		**000**
Property Address	BK **8**	PG **82**	BLOCK	LOT **38**	TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv					City **60156 Columbia**		Map **066F**		Updated 10/27/2022	
SECREST CRISTI	BK	PG	BLOCK	LOT	TRACT	SSD1		Dist **03**		Printed 03/17/2023	
1104 DOVER DR	Additional Description					SSD2					
COLUMBIA TN 38401	Dimensions **137.30X130.55 IRR**					Total Land Units **1**			Card: 1 of 1		
						Deed Acres **0**					
						Calculated Acres **0**			Page: 1 of 1		

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built **1991**	Eff Yr Built **2006**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **6**	Total Fixtures **6**				
Wood FP Stacks **1**	Openings **1**	Add'l Sty	PreFab	Add'l Sty			
Info Src **2**	Occ **1**	Rental: Src	Year **0**	Amount **0**	Sched		

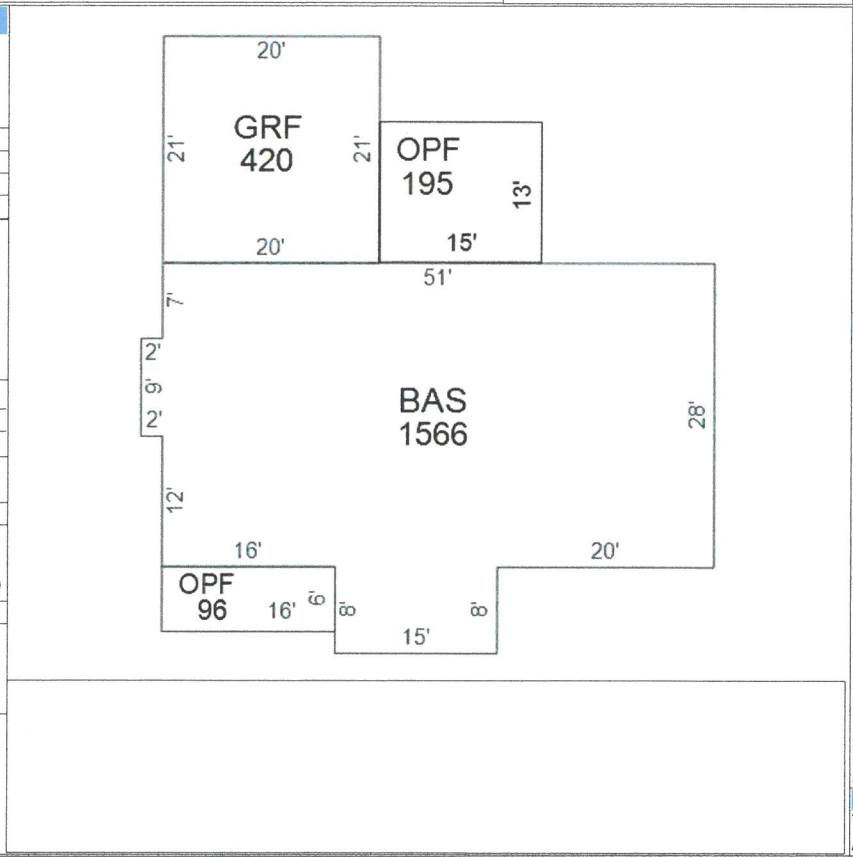
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,566	**1.039**	**1**	**1**	**1.21**	**1,566**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**230,410**	**42,250**	**272,660**	**174.11**	Dwelling Factor	**1**
RCNLD	**184,330**	**33,800**	**218,130**	**139.29**	Dwelling Value	**218,130**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,566**			
	OPF	**96**	**0**	**42.60**	**4,090**
	GRF	**420**	**0**	**71.07**	**29,850**
	OPF	**195**	**0**	**42.62**	**8,310**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**223,700**
TOTAL APPRAISAL	**283,700**
GREENBELT APR	
ASSESSMENT	**70,925**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**283,700**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**500**	**UN**	**500**	**100**		**1**	**500**
GAZ	**Gazebo**	**2006**	**2006**	**64**	**B**	**1**	**8 X 8**		**83.125**	**GD**	**5,320**	**76**		**1**	**4,040**
WDK	**Wood Deck**	**2010**	**2010**	**80**	**C**	**1**	**8 X 10**		**20.875**	**AV**	**1,670**	**64**		**1**	**1,070**

Total OBY Value **5,610**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**137**	**130**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
					Totals:		**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
02/26/1993	**1182**	**102**	**89,000**	**89,000**	**I**	**WD**	**A**	**SECREST CRISTI**
03/18/1992	**1143**	**17**	**88,000**	**88,000**	**I**	**WD**	**A**	**HAWKERSMITH RICHARD L**
03/20/1991	**1113**	**333**	**17,900**	**17,900**	**V**	**WD**	**A**	**FLEEMAN RICHARD H**
04/17/1990	**835**	**71**						**PARKS-REAVES PROPERTIES**

NOTES

R14:32 DEL OPF, ADD GAZ, CHG EYB*LDS - R18: CHG QLTY, GAZ QLTY PER 32 *CB
22: ADD OPF, DEL WDK PER 51 *CB

This Instrument Prepared By:

William A. Graham
Columbia, TN 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between PHOENIX HOMES, INC., a Tennessee corporation, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and SON MINH DO AND WIFE, KATHRINE M. DO, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot 42, Carriage Hills Subdivision, Section 2, Phase 1, as shown on plat of record in Plat Book 8, Page 82, Register's Office of Maury County, Tennessee.
>
> Legal Description obtained from prior deed.
>
> This property is shown on the tax records of Maury County, Tennessee, as Map 66F, Group A, Parcel 7.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Deed Book 1111, Page 837, Register's Office of Maury County, Tennessee.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, building restrictions of record in Book 853, Page 210, Register's Office of Maury County, Tennessee, and building setback lines and utility and drainage easements as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 28 day of April, 1992.

PHOENIX HOMES, INC.

BY: _____
JOE GULLETT, JR. PRESIDENT

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JOE GULLETT, JR., with whom I am

LIBER 1146 PAGE 961

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1112 DOVER DR	Subdivision **CARRIAGE HILLS SEC 2**	**TAX YEAR 2023**	**060**	**066F**	**A**	**007.00**	**000**
Property Address	BK **8** PG **82** BLOCK LOT **42** TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv	City **60156 Columbia**	Map **066F**		Updated 10/27/2022		
DO SON MINH	BK PG BLOCK LOT TRACT	SSD1	Dist **03**		Printed 03/17/2023		
ETUX KATHERINE M	Additional Description	SSD2	Card: 1 of 1				
1112 DOVER DR	Dimensions **100.00X392.48 IRR**	Total Land Units **1**					
COLUMBIA TN 38401		Deed Acres **0**	Page: 1 of 1				
		Calculated Acres **0**					

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**11 Common Brick**	Attic	**4 Full-Fin**
Heating Fuel			

Year Built **1992**	Eff Yr Built **2002**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **10**	Total Fixtures **10**				
Wood FP Stacks **1**	Openings **1**	Add'l Sty	PreFab	Add'l Sty			
Info Src **3**	Occ **1**	Rental: Src	Year **0**	Amount **0**	Sched		

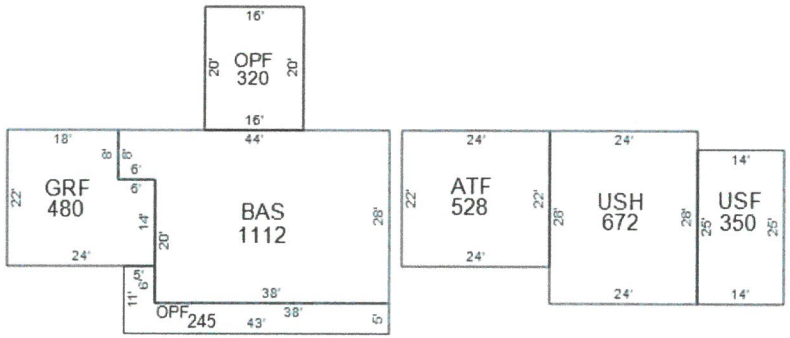
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition **Average**	Class:		
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,112	**.765**	**1**	**1.07**	**1.07**	**1,865**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**170,250**	**146,560**	**316,810**	**169.87**	Dwelling Factor	**1**
RCNLD	**136,200**	**117,250**	**253,450**	**135.90**	Dwelling Value	**253,450**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,112**			
	USF	**350**	**100**	**113.11**	**39,590**
	OPF	**245**	**0**	**37.71**	**9,240**
	GRF	**480**	**0**	**62.83**	**30,160**
	USH	**672**	**60**	**62.84**	**42,230**
	ATF	**528**	**0**	**25.13**	**13,270**
	OPF	**320**	**0**	**37.72**	**12,070**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**261,000**
TOTAL APPRAISAL	**321,000**
GREENBELT APR	
ASSESSMENT	**80,250**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**321,000**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**2014**	**2014**	**300**	**C**	**1**	**20 X 15**		**17.4333**	**AV**	**5,230**	**76**	**1**	**1**	**3,980**
DRW	**Driveway**	**1992**	**1992**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**	**1**	**1**	**2,000**
UTB	**Utility Building**	**1997**	**1997**	**120**	**C**	**1**	**10X12**		**25.25**	**AV**	**3,030**	**50**	**1**	**1**	**1,520**

Total OBY Value **7,500**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**100**	**392**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
04/28/1992	**1146**	**961**	**17,900**	**17,900**	**V**	**WD**	**A**	**DO SON MINH**
02/28/1991	**1111**	**837**	**17,900**	**17,900**	**V**	**WD**	**A**	**PHOENIX HOMES INC**
04/17/1990	**835**	**71**						**PARKS-REAVES PROPERTIES**

NOTES

CHG OPF TO SPF INCR LAND PRICE*R06FN*CHG AREA CODE*R06JS
CHG AREA CODE*FN*INCR DRWY PRICE*R10/32*FN
15:32 ADD OPF/CHG WD DECK/CHG QUA*LDS - 21: ADD TO BAS PER 50 *CB

BK/PG: R2373/191-192
16006695

2 PGS:AL-WARRANTY DEED	
SUSIE BATCH: 173060	05/25/2016 - 12:55 PM
VALUE	230000.00
MORTGAGE TAX	0.00
TRANSFER TAX	851.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	864.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

FILE

Prepared by:
Security Title & Escrow Co., LLC
Columbia, Tennessee 38402-1431

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Jacob M. Mann and wife, Melissa A. Mann,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Amy B. Vaught and husband, Joseph R. Vaught,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Located in the Third (3rd) Civil District of Maury County, Tennessee, being Lot 31, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Jacob M. Mann and wife, Melissa A. Mann by deed dated April 30, 2007 and recorded in Book R1987, Page 224, Register's Office of Maury County, Tennessee.

Map & Parcel 66K-A-17

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **MAURY** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

208 CARTERS CREEK PIKE
Property Address

Ownership and Mailing Address
VAUGHT AMY B ETVIR JOSEPH R
208 CARTERS CREEK PIKE
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **31** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **120X493.62 IRR**

TAX YEAR 2023
MAURY

060	066K	A	017.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066K** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2002**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**9**	Total Fixtures	**9**
Wood FP Stacks		Openings		Add'l Sty		PreFab	Add'l Sty
Info Src **0**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

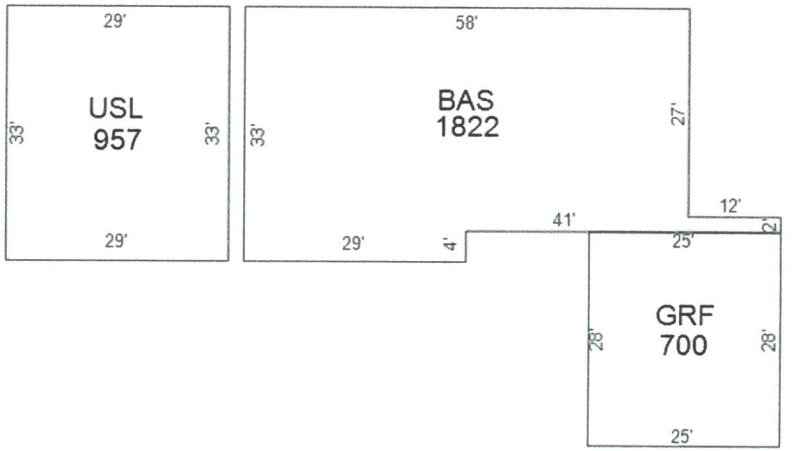
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,822	**1.192**	**1**	**1.07**	**1.21**	**2,109**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**282,080**	**90,550**	**372,630**	**176.69**	Dwelling Factor	**1**
RCNLD	**225,660**	**72,440**	**298,100**	**141.35**	Dwelling Value	**298,100**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,822**			
	GRF	**700**	**0**	**71.06**	**49,740**
	USL	**957**	**30**	**42.64**	**40,810**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**303,800**
TOTAL APPRAISAL	**363,800**
GREENBELT APR	
ASSESSMENT	**90,950**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**363,800**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**2000**	**2000**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
WDK	**Wood Deck**	**2000**	**2000**	**144**	**C**	**1**	**12X12**		**20.8333**	**AV**	**3,000**	**34**		**1**	**1,020**
CUD	**Detached Carport Unf**	**1998**	**1998**	**440**	**D**	**1**	**20X22**		**9.3182**	**FR**	**4,100**	**40**		**1**	**1,640**

Total OBY Value **5,660**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**33**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**120**	**493**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
05/20/2016	**R2373**	**191**	**230,000**	**230,000**	**I**	**WD**	**A**	**VAUGHT AMY B ETVIR JOSEPH R**
04/30/2007	**R1982**	**224**	**184,900**	**184,900**	**I**	**WD**	**A**	**MANN JACOB M ETUX**
04/03/2001	**R1531**	**503**	**146,500**	**146,500**	**I**	**WD**	**A**	**STERNENBERG FREDERICK K**
02/10/1987	**767**	**567**	**17,500**	**17,500**	**V**	**WD**	**A**	**MOORES DANIEL L**

NOTES

INCR LAND UNIT PRICE PER 32*FN06VI
INCR LAND PRICE*R06FN*AREA CODE R06BV*JG*CHG AREA CODE*FN
R18: CHG EYB, KITCHEN REMODEL PER 32 *CB - R18: CHG QLTY, CHG WDK EYB PER 32 *CB

PREPARED BY:
DAVID A. HUGHES
ATTORNEY AT LAW
COLUMBIA, TENN.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Charles O. Morton and wife, Judy L. Morton, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and George W. Waggoner, Jr. and wife, Deborah K. Waggoner, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 33, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Book 783, Page 188, Register's Office for Maury County, Tennessee.
>
> Map 66K, Group A, Parcel 19.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511, and Book 733, Page 432, Register's Office of Maury County, Tennessee; subject to a 10 ft. gas line easement, for the benefit of United Cities Gas Company, Inc., running across subject property, as shown by instrument of

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

212 CARTERS CREEK PIKE
Property Address

Ownership and Mailing Address
WAGGONER GEORGE W JR
ETUX DEBORAH K
212 CARTERS CREEK PIKE
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **0033** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **125X361.10 IRR.**

TAX YEAR 2023
MAURY

060	066K	A	019.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**12 Brick/Wood**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**9**	Total Fixtures	**9**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

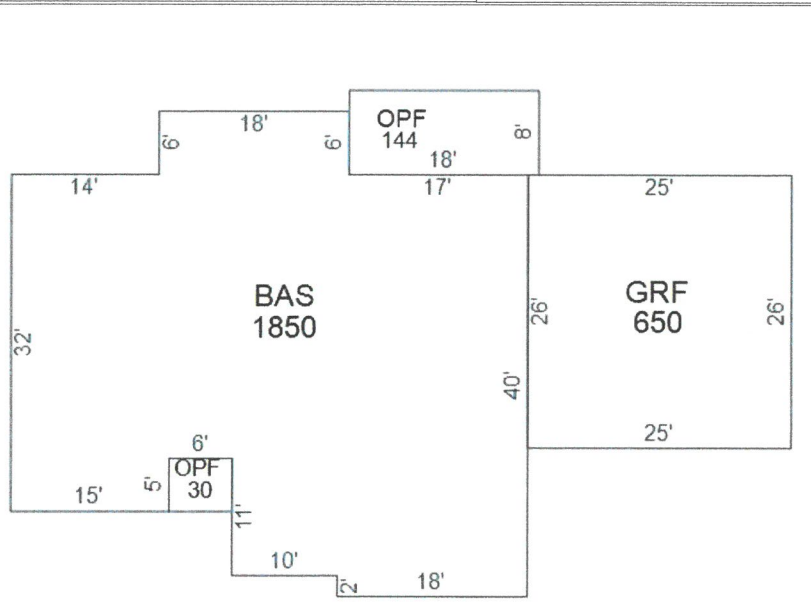
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**04 Irregular Shape**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,850	**1.208**	**1**	**1.021**	**1.21**	**1,850**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**277,680**	**53,610**	**331,290**	**179.08**	Dwelling Factor	**1**
RCNLD	**222,140**	**42,880**	**265,020**	**143.25**	Dwelling Value	**265,020**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,850**			
	OPF	**30**	**0**	**42.67**	**1,280**
	OPF	**144**	**0**	**42.64**	**6,140**
	GRF	**650**	**0**	**71.06**	**46,190**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**269,500**
TOTAL APPRAISAL	**329,500**
GREENBELT APR	
ASSESSMENT	**82,375**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**329,500**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer
01 Public / Public
Electricity
01 Public
Gas
00 None
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1987**	**1987**	**252**	**C**	**1**	**21X12**		**18.8095**	**AV**	**4,740**	**10**		**1**	**470**
DRW	**Driveway**	**1987**	**1987**	**1**	**C**	**1**			**4000**	**UN**	**4,000**	**100**		**1**	**4,000**

Total OBY Value **4,470**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**125**	**361**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
07/29/1994	**1228**	**874**	**87,120**	**87,120**	**I**	**WD**	**A**	**WAGGONER GEORGE W JR**
11/23/1987	**783**	**188**	**92,300**	**92,300**	**I**	**WD**	**D**	**MORTON CHARLES O**
08/31/1987	**777**	**601**	**78,651**	**78,651**	**I**	**AO**	**D**	**BAILEY MORTGAGE COMPANY**
01/21/1987	**767**	**262**	**28,000**	**28,000**	**V**	**WD**	**D**	**FLANIGAN BLDRS INC**

NOTES

INCR LAND UNIT PRICE PER 32*FN06VI*CHG EYB*R06FN*AREA CODE
R06BV*CHG AREA*FN*CHG EYB & DRWY R10/32*JG*CHG EYB*R10/42*FN
R14:32 INC LND*LDS - R18: CHG QLTY PER 32 *CB - R22: CHG DRW VAL PER 32 *CB

PREPARED BY:
WILLIAM A. GRAHAM
ATTORNEY AT LAW
COLUMBIA, TENN.

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between ROBERT H. PLUMHOF and wife, LIKANAH PLUMHOF, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and PAT O. COLEMAN, JR. and wife, BRENDA M. COLEMAN, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable consid- tions, the receipt of all of which is here OWNER REQUESTS NO PUBLICATION OF THIS DOCUMENT 3T PARTY conveys to SECOND PARTY the following

Loca d) Civil District of Maury Coun eing Lot No. 34, Carriage Hills n 1, as shown on plat of recor , Page 282 of the Register's Offic of Maury County, Tennessee.

Being the same property conveyed to FIRST PARTY by deed recorded in Book 787, Page 57 of said Register's Office.

This property is shown on the tax records of Maury County, Tennessee as Map 66K, Group A, Parcel 20.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, building restrictions recorded in Book 647, Page 280, as amended in Book 653, Page 511 and Book 733, Page 342, and a 10' wide pipeline easement granted to United Cities Gas Co., Inc. as described in Book 765, Page 696 of said Register's Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 12 of Sept 1990 at 9:45 o'clock a M
Note Book 12 Page 477 Receipt # 56253 Recording Fee 12 00
State Tax 356 40 Probate Fee 1 00 Total 369 40
Book Page Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS

I hereby certify that I registered the above instrument this 20 day of Sept 1990
P. Warren White
MAURY COUNTY REGISTER OF DEEDS

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

214 CARTERS CREEK PIKE Property Address	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **0034** TRACT Alt Subdiv BK PG BLOCK LOT TRACT	**TAX YEAR 2023** **MAURY**	060 JUR	066K CONTROL MAP	A GROUP	020.00 PARCEL	PI	000 S/I
Ownership and Mailing Address **COLEMAN PAT O JR ETUX** **BRENDA M** **214 CARTERS CREEK PIKE** **COLUMBIA TN 38401**	Additional Description Dimensions **154.78X292.08 IRR.**	City **60156 Columbia** SSD1 SSD2 Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Map **066F** Dist **03**	Updated 10/27/2022 Printed 03/17/2023 Card: 1 of 1 Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**8**	Total Fixtures	**8**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

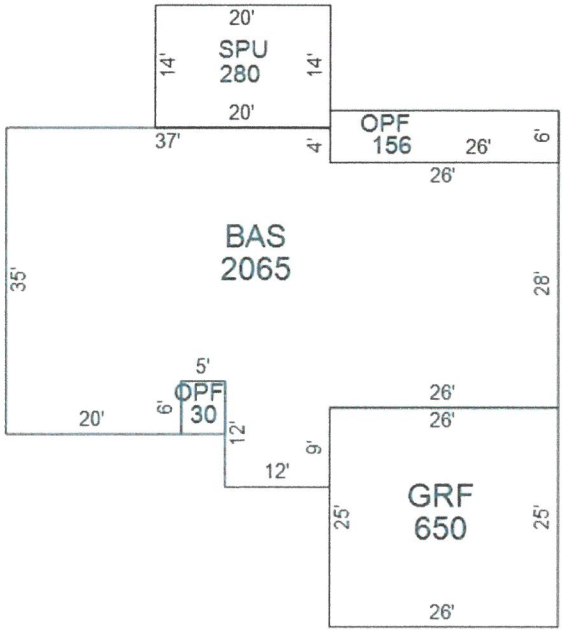
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**02 L-Shaped**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
2,065	**1.335**	**1**	**1**	**1.21**	**2,065**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**298,190**	**66,060**	**364,250**	**176.39**	Dwelling Factor	**1**
RCNLD	**238,550**	**52,840**	**291,390**	**141.11**	Dwelling Value	**291,390**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**2,065**			
	OPF	**30**	**0**	**42.67**	**1,280**
	GRF	**650**	**0**	**71.06**	**46,190**
	OPF	**156**	**0**	**42.63**	**6,650**
	SPU	**280**	**0**	**42.64**	**11,940**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**296,300**
TOTAL APPRAISAL	**356,300**
GREENBELT APR	
ASSESSMENT	**89,075**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**356,300**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1987**	**2000**	**350**	**C**	**1**	**14 X 25**		**16.3143**	**AV**	**5,710**	**34**		**1**	**1,940**
DRW	**Driveway**	**1987**	**1987**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**

Total OBY Value **4,940**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**154**	**292**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
					Totals:		**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
09/19/1990	**845**	**355**	**108,000**	**108,000**	**I**	**WD**	**A**	**COLEMAN PAT O JR**
02/03/1988	**787**	**57**	**101,000**	**101,000**	**I**	**WD**	**I**	**PLUMHOF ROBERT H**
08/31/1987	**777**	**603**	**73,338**	**73,338**	**I**	**WD**	**D**	**BAILEY MORTGAGE COMPANY**
01/21/1987	**767**	**262**	**28,000**	**28,000**	**V**	**WD**	**D**	**FLANIGAN BLDRS INC**

NOTES

INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN
CHG EYB & CHG OPF TO SPU R10/32*JG*CHG EYB*R10/42*FN
15:32 ADD SPU/OPF/CHG OBY'S*LDS
R18: CHG QLTY PER 32 *CB

BK/PG:R2832/618-620
22007049

3 PGS : WARRANTY DEED	
BECKY BUCHANAN 274899 - 22007049	
04/07/2022 - 08:13 AM	
VALUE	350000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1295.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1313.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

This Instrument Prepared By:
Thomas M. Hutto, Esq.
Dale, Hutto & Lyle, PLLC
805 South Garden Street
P.O. Box 1017
Columbia, TN 38402-1017

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **MARVIN JEROME SEVERSON, JR., AND WIFE, HOPE SEVERSON,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and, **PERRY MICHAEL LANGLEY AND KATHY LANGLEY, HUSBAND AND WIFE, AS TENANTS BY ENTIRETY,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

Located in the Third (3rd) Civil District of Maury County, Tennessee, more particularly described as follows: Lot 32, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, ROMCT.

Being the same property conveyed to Marvin Jerome Severson, Jr and wife, Hope Severson by deed recorded on June 30, 1993 in Book 1187, Page 83, in the Maury County Register of Deeds.

This property is shown on the tax records of Maury County, Tennessee as Map 066K, Group A, Parcel 018.00.

Legal description obtained from prior deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; gas pipeline easement conveyed to United Cities Gas Company in Deed Book 765, Page 696, Register's Office of Maury County, Tennessee; all matters shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee; building restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511 and Book 733, Page 432, Register's Office of Maury County, Tennessee; and any other matters of record.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | |

BK/PG:R2792/156-159
21025402

4 PGS : WARRANTY DEED	
BECKY BUCHANAN 262836 - 21025402	
11/19/2021 - 01:47 PM	
VALUE	530000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1961.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1984.00

STATE of TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc. 3326 Aspen Grove Drive, Sutie 400, Franklin, TN 37067

File No.: 21-CD-740

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ronnie David Smith and Kelly Todd Smith	New Owners	Tax Map: 066K-A-016.00 and Parcel ID:
(NAME) 206 Carters Creek Pike	(NAME)	
(ADDRESS) Columbia, TN 38401	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thirty Thousand Dollars And No/100 Dollars ($530,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DOUGLAS W. WILLIAMS AND ROSEANN WILLIAMS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE SMITH AND KELLY SMITH, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MAURY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 28:

LOCATED in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot 28, Carriage Hills Subdivision, Section 1 as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Douglas W. Williams and wife, Roseann Williams, as tenants by the entirety, by Warranty Deed, from John W. Pilkinton, dated April 10, 2013, recorded April 12, 2013, of

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

206 CARTERS CREEK PIKE
Property Address

Ownership and Mailing Address
SMITH RONNIE ETUX KELLY SMITH
206 CARTERS CREEK PIKE
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **28-30** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **171.31X493.62 IRR.**

TAX YEAR 2023
MAURY

060	066K	A	016.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **3.4**

Map **066K** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built	**1993**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**7**	Total Fixtures	**7**
Wood FP Stacks		Openings		Add'l Sty		PreFab	Add'l Sty
Info Src **2**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

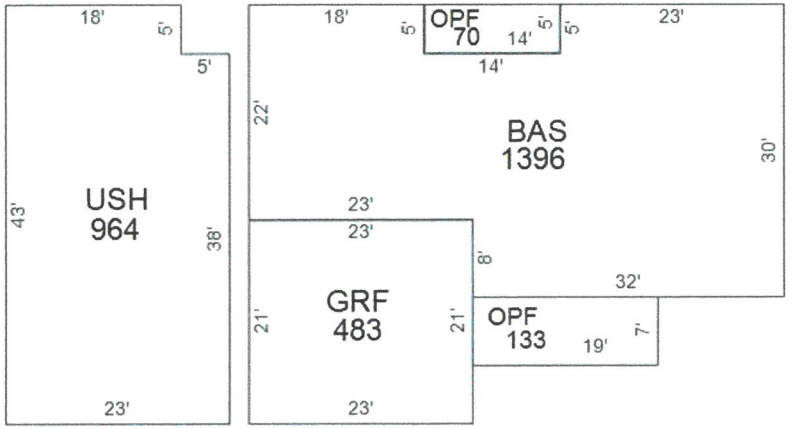
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**1 : Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**16**	Other Phys	Functional	External	% Good **84**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,396	**.937**	**1**	**1.07**	**1**	**1,974**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**181,340**	**92,150**	**273,490**	**138.55**	Dwelling Factor	**1**
RCNLD	**152,330**	**77,410**	**229,740**	**116.38**	Dwelling Value	**229,740**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,396**			
	OPF	**70**	**0**	**35.29**	**2,470**
	OPF	**133**	**0**	**35.26**	**4,690**
	GRF	**483**	**0**	**58.74**	**28,370**
	USH	**964**	**60**	**58.73**	**56,620**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**239,000**
TOTAL APPRAISAL	**299,000**
GREENBELT APR	
ASSESSMENT	**74,750**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**299,000**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer
01 Public / Public
Electricity
01 Public
Gas
00 None
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **07/14/2014** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
GUD	**Detached Garage Unfi**	**1995**	**1995**	**280**	**C**	**1**	**14X20**		**44.6071**	**AV**	**12,490**	**46**		**1**	**5,750**
DRW	**Driveway**	**2000**	**2000**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
PTO	**Patio**	**2000**	**2000**	**144**	**C**	**1**	**12X12**		**9.5833**	**AV**	**1,380**	**34**		**1**	**470**

Total OBY Value **9,220**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**				**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
						Totals:	**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
11/17/2021	**R2792**	**156**	**530,000**	**530,000**	**I**	**WD**	**N**	**SMITH RONNIE ETUX KELLY SMITH**
04/10/2013	**R2230**	**443**						**WILLIAMS DOUGLAS WAYNE ETUX ROS**
06/23/2003	**R1721**	**765**						**WILLIAMS DOUG ETUX ROSEANN**
04/28/2000	**R1482**	**171**	**165,000**	**165,000**	**I**	**WD**	**A**	**WILLIAMS DOUG ETUX**

NOTES

CHG QUAL TO 01 INCR LAND PRICE*R06FN*AREA CODE R06BV*
CHG AREA CODE*FN*CHG EYB & PATIO EYB R10/32*JG
CHG EYB*R10/42*FN
2015:DEL 66K-A-14,15 COMBINE W/THIS PRCL PER OWNER*PB

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(6)

DEVIN OAKLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/21/26
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Maury

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me, this 17th day of June, 2022.

Notary Public

My commission expires: 3-21-26

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Caroline Lewis	**New Owner**	**066F-A-015.00**
124 Saxon Court		
Columbia, TN 38401		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Betty L. Thompson, LaSonya P. Thompson, Sherronda D. Thompson, Yolanda S. Knight, LaTosha M. Thompson, and the heirs at law of Larry N. Thompson, joined herein by Betty L. Thompson, Administrator of the Estate of Larry N. Thompson**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caroline Lewis** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Maury** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situate in the Third (3rd) Civil District of Maury County, Tennessee, and more particularly described as all of Lot 50 in the Plan of Carriage Hills Subdivision, Section 2, as shown by a map of record in Plat Book 8 at page 82, in the Maury County, Tennessee Register of Deeds Office.

Being the same property conveyed to Larry N. Thompson by Quitclaim Deed from Millicent Y. Thompson, dated 12/01/1997 and recorded 12/03/1997 in Book 1355, Page 435, Register's Office for Maury County, Tennessee. The said Larry N. Thompson is deceased as of 10/15/2021. A probate estate for Larry N. Thompson was opened in the Chancery Court for Maury County, Tennessee, Case No. P-337-21). Pursuant to the Petition to Probate and to Affidavits of Heirship recorded of record in Book R2854, Page 241, and Book R2854, Page 243, and Book R2854, Page 245, and Book R2854, Page 247, and Book R2854, Page 249, Register's Office for Maury County, Tennessee. Larry N. Thompson was survived by the following heirs at law: Betty L. Thompson, LaSonya P. Thompson, Sherronda D. Thompson, Yolanda S. Knight, and LaTosha M. Thompson. Betty L. Thompson also joins in this conveyance as Administrator of the Estate of Larry N. Thompson.

Tax Map/Parcel ID: 066F-A-015.00

THIS CONVEYANCE IS MADE SUBJECT TO: (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 Grantee herein.

This is improved property known as: 124 Saxon Court, Columbia, TN 38401.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

124 SAXON CT Property Address	Subdivision **CARRIAGE HILLS SEC 2** BK **8** PG **82** BLOCK LOT **50** TRACT	**TAX YEAR 2023** **MAURY**	**060** JUR	**066F** CONTROL MAP	**A** GROUP	**015.00** PARCEL	PI **000** S/I
Ownership and Mailing Address **LEWIS CAROLINE** **124 SAXON CT** **COLUMBIA TN 38401**	Alt Subdiv BK PG BLOCK LOT TRACT Additional Description Dimensions **208.18X118.33 IRR**	City **60156 Columbia** SSD1 SSD2 Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Map **066F** Dist **03**	Updated 08/05/2022 Printed 03/17/2023 Card: 1 of 1 Page: 1 of 1			

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1991**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**9**	Total Fixtures	**9**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

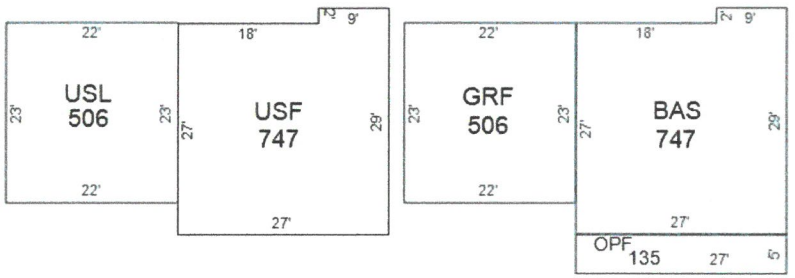
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
747	**.539**	**1**	**1**	**1.07**	**1,646**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**112,140**	**140,470**	**252,610**	**153.47**	Dwelling Factor	**1**
RCNLD	**89,710**	**112,370**	**202,080**	**122.77**	Dwelling Value	**202,080**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**747**			
	OPF	**135**	**0**	**37.70**	**5,090**
	GRF	**506**	**0**	**62.85**	**31,800**
	USL	**506**	**30**	**37.71**	**19,080**
	USF	**747**	**100**	**113.12**	**84,500**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**204,400**
TOTAL APPRAISAL	**264,400**
GREENBELT APR	
ASSESSMENT	**66,100**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**264,400**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**1000**	**UN**	**1,000**	**100**	**1**	**1**	**1,000**
WDK	**Wood Deck**	**2006**	**2006**	**120**	**C**	**1**	**10X12**		**20.8333**	**AV**	**2,500**	**52**	**1**	**1**	**1,300**

Total OBY Value **2,300**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**208**	**118**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/23/2022	**R2854**	**251**	**330,000**	**330,000**	**I**	**WD**	**J**	**LEWIS CAROLINE**
06/23/2022	**R2854**	**249**				**HR**		**THOMPSON LARRY N HEIRS**
06/23/2022	**R2854**	**247**				**HR**		**THOMPSON LARRY N HEIRS**
06/22/2022	**R2854**	**245**				**HR**		**THOMPSON LARRY N HEIRS**

NOTES

R18: CHG QLTY PER 32 *CB - 22: ADD TO USF PER 51 *CB. *R2854-251 LARRY THOMPSON DOD 10-15-21-MS

File:

This instrument prepared by:	Name and Address of New Property Owner:
Marshall Title & Escrow 28 Public Square PO Box 8150 Columbia, Tennessee 38402	Mr. & Mrs. Arbie Ford 112 Saxon Court Columbia, TN 38401 **Person or Agency Responsible for Taxes:** SAME **Map:** 66F, **Group** A, **Parcel:** 12.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into on the 27 day of May, 2005, between **Johnny L. Brooks and wife, Martha M. Brooks, by and through Johnny Brooks, her Attorney in Fact, whose Power of Attorney is of record in Book ____, Page ____,** R1859 815 **Register's Office of Maury County, Tennessee,** GRANTORS, which expression shall include heirs, assigns and personal representatives, and **Arbie Ford and wife, Shelby Jean Ford,** as tenants by the entirety, GRANTEES, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

That for and in consideration of the sum of One Hundred Fifty One Thousand Five Dollars and No/100's ($151,500.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GRANTOR conveys unto GRANTEES the following described property:

Tract 1:
Located in the Third (3rd) Civil District of Maury County, Tennessee, and being more particularly described as Lot No. 47, Carriage Hills Subdivision, Section 2, Phase 1, as shown by plat of record in Plat Book 8, Page 82, Register's Office of Maury County, Tennessee.
Map 66F, Group A, Parcel 12.00

Tract 2:
Located in the Third (3rd) Civil District of Maury County, Tennessee, and being more particularly described as Tract 1 as shown on minor plat for Clark Bennett of record in Plat Book P14, Page 147, Register's Office of Maury County, Tennessee.
Map 66F, Group A, Parcel 12.00-001

Being all of the same property and legal description conveyed to Johnny L. Brooks and wife, Martha M. Brooks by deed of record in Book R1835, Page 1389, Register's Office of Maury County, Tennessee.

TO HAVE AND TO HOLD said real estate unto GRANTEES together with all rights, titles, easements and appurtenances thereunto belonging, forever.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

112 SAXON CT Property Address	Subdivision **CARRIAGE HILLS SEC 2**				**TAX YEAR 2023** **MAURY**	060	066F	A	012.00		000
Ownership and Mailing Address	BK **8**	PG **82**	BLOCK	LOT **47**	TRACT	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
FORD ARBIE ETUX **SHELBY JEAN** **112 SAXON CT** **COLUMBIA TN 38401**	Alt Subdiv BK	PG	BLOCK	LOT	TRACT	City **60156 Columbia**		Map **066F**		Updated 10/27/2022	
	Additional Description					SSD1		Dist **03**		Printed 03/17/2023	
	Dimensions **55.45X139.44 IRR**					SSD2		Card: 1 of 1			
						Total Land Units **1** Deed Acres **0** Calculated Acres **0**		Page: 1 of 1			

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1991**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**7**	Total Fixtures	**7**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

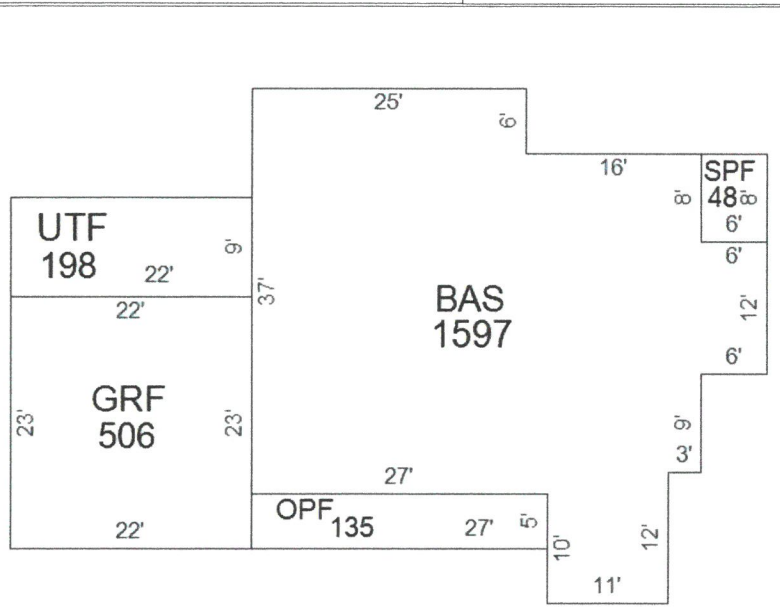
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**02 L-Shaped**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

	Factors							
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,597	**1.058**	**1**	**1**	**1.07**	**1,597**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**208,930**	**52,350**	**261,280**	**163.61**	Dwelling Factor	**1**
RCNLD	**167,140**	**41,880**	**209,020**	**130.88**	Dwelling Value	**209,020**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,597**			
	UTF	**198**	**0**	**62.83**	**12,440**
	SPF	**48**	**0**	**62.92**	**3,020**
	OPF	**135**	**0**	**37.70**	**5,090**
	GRF	**506**	**0**	**62.85**	**31,800**



APPRAISED VALUES

LAND	**41,400**
IMPROVEMENTS	**223,700**
TOTAL APPRAISAL	**265,100**
GREENBELT APR	
ASSESSMENT	**66,275**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**265,100**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1991**	**1991**	**220**	**C**	**1**	**11X20**		**19.9545**	**AV**	**4,390**	**10**		**1**	**440**
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**1000**	**UN**	**1,000**	**100**		**1**	**1,000**
GUD	**Detached Garage Unfi**	**2005**	**2005**	**600**	**C**	**1**	**20X30**		**33.5**	**AV**	**20,100**	**66**		**1**	**13,270**

Total OBY Value **14,710**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**55**	**139**	**1**	**60,000.00**					**69**		**100**	**41,400.00**	**41,400**	
					Totals:		**1**										**41,400**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
05/27/2005	**R1859**	**817**	**151,500**	**151,500**	**I**	**WD**	**P**	**FORD ARBIE ETUX**
12/31/2004	**R1835**	**1389**	**140,000**	**140,000**	**I**	**WD**	**P**	**BROOKS JOHNNY L &**
06/13/2003	**R1717**	**147**						**BENNETT SONJA R**
04/13/1992	**1145**	**412**	**111,000**	**111,000**	**I**	**WD**	**A**	**BUTTREY SONJA R**

NOTES

DECR LAND PRICE*R06FN*R06:ADD DGUVI06BG*CHG AREA CO*R06JS*FOR 09:INCR LAND PRICE*FN*CHG AREA CODE*FN FOR 09:INCR LAND PRICE*FN*CHG AREA CODE*FN*CHG SE EYB & DECR LAND PRICE*R10/32*FN*CHG EYB*R10/42*FN

mail to: Anchor Title
6910 Moores Ln
Brentwood TN 37027

BK/PG: R2667/312-313
20016935

2 PGS:AL-WARRANTY DEED	
BECKY BATCH: 235498	09/22/2020 - 10:50 AM
VALUE	289900.00
MORTGAGE TAX	0.00
TRANSFER TAX	1072.63
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1085.63

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **John K. Layden and wife, Wendy J. Layden** , FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Gerard M. Edwards and Marlene B. Edwards,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 48, Carriage Hills Subdivision, Section 2, Phase 1, of record in Plat Book 8, Page 82, Register`s Office of Maury County, Tennessee.

Being the same property conveyed to John K. Layden and Wendy J. Layden by deed dated June 11, 2019, of record in Book R2561, Page 1406, Register`s Office of Maury County, Tennessee. See also deed dated July 18, 1991, of record in Book 1123, Page 1, Register`s Office of Maury County, Tennessee.

Map 66F, Group A, Parcel 13

Property Address: 116 Saxon Court, Columbia, Tennessee 38401

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Maury County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

116 SAXON CT
Property Address
Ownership and Mailing Address
EDWARDS GERARD M & MARLENE B EDWARDS
116 SAXON CT
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **48** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **54.87X181.28 IRR**

TAX YEAR 2023
MAURY

JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
060	066F	A	013.00		000

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built	**1991**	Eff Yr Built	**2002**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**8**	Total Fixtures	**8**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**	Amount **0**		Sched

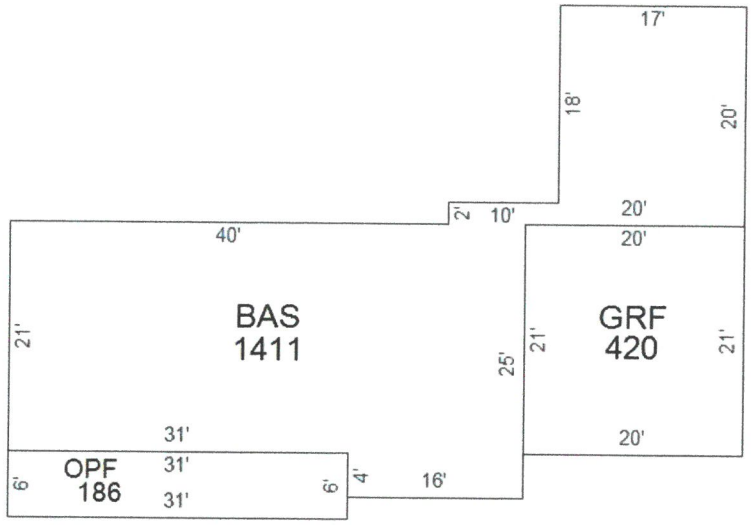
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality **1+ : Average +** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,411	.946	1	1.07	1.07	1,411	2022	20	1.00

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete
RCN	201,380	33,400	234,780	166.39	Dwelling Factor 1
RCNLD	161,100	26,720	187,820	133.11	Dwelling Value 187,820

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	1,411			
	OPF	186	0	37.69	7,010
	GRF	420	0	62.83	26,390



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	190,400
TOTAL APPRAISAL	250,400
GREENBELT APR	
ASSESSMENT	62,600
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

	Value
COST	250,400
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **1 Rolling**
Road Type **0 Us Highway**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
UTB	**Utility Building**	**1991**	**1991**	**320**	**E**	**1**	**16X20**		**8.5**	**PR**	**2,720**	**10**	**1**		**270**
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**1000**	**UN**	**1,000**	**100**	**1**		**1,000**
WDK	**Wood Deck**	**2002**	**2002**	**160**	**C**	**1**	**IRR**		**20.8125**	**AV**	**3,330**	**40**	**1**		**1,330**

Total OBY Value **2,600**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	U	22	01		54	181	1	60,000.00							100	60,000.00	60,000
					Totals:		1										60,000

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
08/27/2020	**R2667**	**312**	**289,900**	**289,900**	**I**	**WD**	**A**	**EDWARDS GERARD M & MARLENE B ED**
06/11/2019	**R2561**	**1406**	**250,000**	**250,000**	**I**	**WD**	**A**	**LAYDEN JOHN K ETUX WENDY J**
07/18/1991	**1123**	**1**	**108,500**	**108,500**	**I**	**WD**	**M**	**PETERSON VICTOR N**
01/09/1991	**1109**	**126**	**17,900**	**17,900**	**V**	**WD**	**H**	**REAVES LARRY G**

NOTES

ADD DRWY PER 32*FN06VI*INCR LAND PRICE*R06FN* CHG AREA CO*R06JS*CHG AREA CODE*FN
20: ADD WDK PER 49 *CB

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1352

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martin T. Bryant, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mia Costa and Jose Costa** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Maury County, Tennessee, described as follows: **To Wit:**

Land in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 45 on the Plan of Final Plat of Carriage Hills, Section 2, Phase 1 of record in Plat Book 8, Page 82, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Martin T. Bryant, unmarried by Warranty Deed from Lewis Eugene Lindsay a/k/a Lewis E. Lindsey, of record in Book R2091, Page 359, Register's Office for Maury County, Tennessee, dated August 20, 2009 and recorded on September 04, 2009. Martin T. Bryant is now married to Casey Bryant who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 104 Saxon Court, Columbia, TN 38201.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Mail:
CONCORD TITLE
3000 MERIDIAN BLVD
STE 140
FRANKLIN TN 37067

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Mia Costa **104 Saxon Court** **Columbia, TN 38201**	Northpointe Bank 3333 Deposit Drive NE Grand Rapids, MI 49546	**066F-A-010.00-000**

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

104 SAXON CT
Property Address

Ownership and Mailing Address
COSTA MIA & JOSE COSTA
104 SAXON CT
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **45** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **58.52X251.66 IRR**

TAX YEAR 2023
MAURY

JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
060	066F	A	010.00		000

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **1 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **04 Siding Average** Attic
Heating Fuel

Year Built **1991** Eff Yr Built **2006** Rooms **0** Bedrooms **0**
Full Baths Half Baths Add'l Fixtures **9** Total Fixtures **9**
Wood FP Stacks **1** Openings **1** Add'l Sty PreFab Add'l Sty
Info Src **3** Occ **1** Rental: Src Year **0** Amount **0** Sched

Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

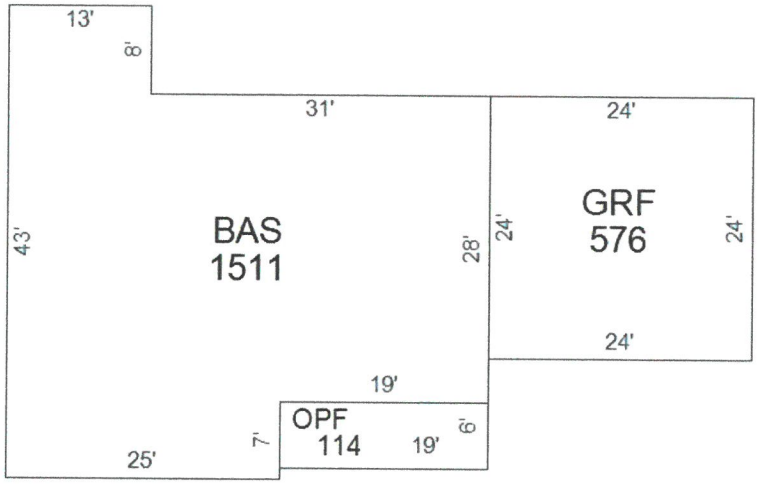
Quality **1+ : Average +** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,511	1.006	1	1	1.07	1,511	2022	16	1.00

	Base Dwelling	Add'l Areas	Total	$/SqFt
RCN	201,940	40,500	242,440	160.45
RCNLD	161,550	32,400	193,950	128.36

% Complete
Dwelling Factor **1**
Dwelling Value **193,950**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	1,511			
	OPF	114	0	37.72	4,300
	GRF	576	0	62.85	36,200



APPRAISED VALUES

LAND	41,400
IMPROVEMENTS	196,100
TOTAL APPRAISAL	237,500
GREENBELT APR	
ASSESSMENT	59,375
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

	Value
COST	237,500
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **1 Rolling**
Road Type **0 Us Highway**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
PTO	Patio	1991	1991	192	C	1	12X16		9.5833	AV	1,840	10		1	180
DRW	Driveway	1991	1991	1	C	1			2000	UN	2,000	100		1	2,000

Total OBY Value 2,180

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	34

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	U	22	01		58	251	1	60,000.00					69		100	41,400.00	41,400
					Totals:		1										41,400

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
08/04/2020	R2654	820	278,000	278,000	I	WD	P	COSTA MIA & JOSE COSTA
08/20/2009	R2091	359	131,500	131,500	I	WD	P	BRYANT MARTIN T
08/08/2003	R1736	852	4,400	4,400	V	WD	P	LINDSAY LEWIS EUGENE
04/16/2001	R1533	839						LINDSAY LEWIS EUGENE

NOTES

DECR LAND PRICE*R06FN - CHG AREA CODE*R06JS*09:INCR LAND PRICE*FN
CHG AREA CODE*FN*CHG EYB*R10/32*FN*CHG EYB*R10/42*FN
R2091-359 ALSO SI001*JG - R18: CHG QLTY PER 32 *CB*FOR 21:R2654-820 ALSO SI 001
ADD REF:R2719-298 QC (CORRECTION DEED) CORRRECTING LEGAL IN R2654-820*PB
R22: CHG DRW VAL PER 32 *CB

This instrument Prepared by Gene Hallworth, Attorney at Law, Columbia, Tennessee
Upon information furnished by the parties, no title Examination Requested

Address New Owner:	Send Tax Bill to:	Tax Parcel Identification:
P/u Brandon Blalock 120 Saxon ~~County~~ Court Columbia, Tennessee 38401	New Owner	Map/Parcel 066F-A-014.00

QUIT-CLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations I, **AMIE MURA BLALOCK**, do hereby sell, transfer, quitclaim, and convey unto **BRANDON CODY BLALOCK**, all my interest in the following real property. Said property is described as follows:

> Land if Maury County, Tennessee, being Lot No. 49 on the Plan of Final Plat Carriage Hills, Section 2 of record in Plat Book 8, Page 82, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed in Book R2602, Page 1399 of the Register's Office for Maury County, Tennessee.
>
> This is improved property known as 120 Saxon County, Columbia, Tennessee 38401.

TO HAVE AND TO HOLD said tract or parcel unto the Grantee, his heirs and assigns, together with all of the rights, titles, interests, easements, and appurtenances thereunto belonging.

IN WITNESS WHEREOF, we have hereunto set our hands, this 25th day of June, 2021.

Amie Blalock
Amie Mura Blalock

BK/PG: R2746/221-222
21013814

2 PGS:AL-QUITCLAIM DEED	
JANE BATCH: 251314	06/25/2021 - 03:01 PM
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

120 SAXON CT	Subdivision **CARRIAGE HILLS SEC 2**				**TAX YEAR 2023**	**060**	**066F**	**A**	**014.00**		**000**
Property Address	BK **8**	PG **82**	BLOCK	LOT **49**	TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv					City **60156 Columbia**		Map **066F**		Updated 10/27/2022		
BLALOCK BRANDON CODY	BK	PG	BLOCK	LOT	TRACT	SSD1		Dist **03**		Printed 03/17/2023		
120 SAXON CT	Additional Description					SSD2						
COLUMBIA TN 38401	Dimensions **54.25X181.28 IRR**					Total Land Units **1**		Card: 1 of 1				
						Deed Acres **0**						
						Calculated Acres **0**		Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1991**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**9**	Total Fixtures	**9**
Wood FP Stacks		Openings		Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**	Amount **0**		Sched

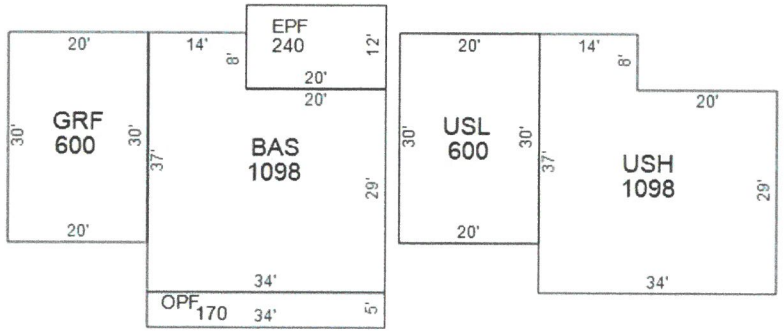
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition	**Average**		Class:	
Prorate	Date	Factor	% Comp		Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External		% Good **80**	

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,098	**.756**	**1**	**1**	**1.07**	**1,937**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**149,860**	**159,860**	**309,720**	**159.90**	Dwelling Factor	**1**
RCNLD	**119,890**	**127,890**	**247,780**	**127.92**	Dwelling Value	**247,780**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,098**			
	OPF	**170**	**0**	**37.71**	**6,410**
	GRF	**600**	**0**	**62.83**	**37,700**
	USH	**1,098**	**60**	**62.84**	**69,000**
	EPF	**240**	**0**	**100.54**	**24,130**
	USL	**600**	**30**	**37.7**	**22,620**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**248,800**
TOTAL APPRAISAL	**308,800**
GREENBELT APR	
ASSESSMENT	**77,200**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**308,800**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**1000**	**UN**	**1,000**	**100**		**1**	**1,000**

Total OBY Value **1,000**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**54**	**181**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/25/2021	**R2746**	**221**				**QC**		**BLALOCK BRANDON CODY**
12/18/2019	**R2602**	**1399**	**313,500**	**313,500**	**I**	**WD**	**A**	**BLALOCK BRANDON ETUX AMIE**
03/02/2007	**R1970**	**1124**	**171,500**	**171,500**	**I**	**WD**	**A**	**BROOKS JOHN E &**
04/28/2000	**R1481**	**885**	**131,900**	**131,900**	**I**	**WD**	**A**	**BOND STANLEY ETUX**

NOTES

ADD DRWY PER 32*FN06VI*INCR LAND PRICE*R06FN - CHG AREA CO*R06JS*JG
CHG AREA CODE*FN - CHG EYB*R10/32*FN - CHG EYB*R10/42*FN
15:32 ADD SPF/CHG QUA/DEL WD DECK*LDS - 21: CHG SPF/EPF PER 50 *CB

BK/PG: R2563/163-164
19008811

2 PGS:AL-QUITCLAIM DEED	
SUSIE BATCH: 214676	06/21/2019 - 10:30 AM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

THIS INSTRUMENT WAS PREPARED BY: W. Faye Novelly, UAW-FCA-Ford-General Motors Legal Services Plan 3011 Harrah Drive, Suite B, Spring Hill, TN 37174		
NAMES AND ADDRESS OF NEW OWNERS: Jose A. Yrabien and Janet L. Yrabien 108 Saxon Court Columbia, TN 38401	**SEND TAX BILLS TO:** New Owners	**TAX IDENTIFICATION ID:** **Map: 066F** **Group: A** **Parcel: 011.00**

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that I, JOSE A. YRABIEN, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto myself, JOSE A. YRABIEN, and wife, JANET L. YRABIEN, such right, title and interest as is required to vest title in us as tenants by the entirety, in and to certain tracts or parcels of land located in the Third (3rd) Civil District of Maury County, Tennessee, to-wit:

FIRST PARCEL:

Being Tract 2 as shown on Minor Plat for Clark Bennett of record in Plat Book P14, Page 325, Register's Office of Maury County, Tennessee, consisting of 26,557 square feet or .610 acres by survey of A.E. Adkins, R.L.S. #1075, 606 South James M. Campbell Blvd., Columbia, Tennessee.

Map 066F, Group A, Parcel 011.00

SECOND PARCEL:

Situated in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as Lot 46 in the Carriage Hills Subdivision, Section 2, Phase I, as shown by map of record in Plat Book 8 at page 82 in the Maury County, Tennessee Register of Deeds Office.

Map 066F, Group A, Parcel 011.00 001

Being the same property conveyed to JOSE A. YRABIEN from JULIA YRABIEN by deed dated November 17, 2016, of record in Book R2402, Page 1044, Register's Office of Maury County, Tennessee.

This is improved property known as 108 Saxon Court, Columbia, TN 38401.

This instrument was prepared in accordance with the information provided by the Grantor without the benefit of a title search or survey. The preparer was not responsible for determining the status of the title, the accuracy of the description or the accuracy of any other information provided by the Grantor.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

108 SAXON CT
Property Address
Ownership and Mailing Address

YRABIEN JOSE A ETUX JANET L
108 SAXON CT
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **46** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description **INSIDE CITY**
Dimensions **107.48X174.63 IRR**

TAX YEAR 2023
MAURY

JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
060	066F	A	011.00		000

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1991**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**8**	Total Fixtures	**8**
Wood FP Stacks		Openings		Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

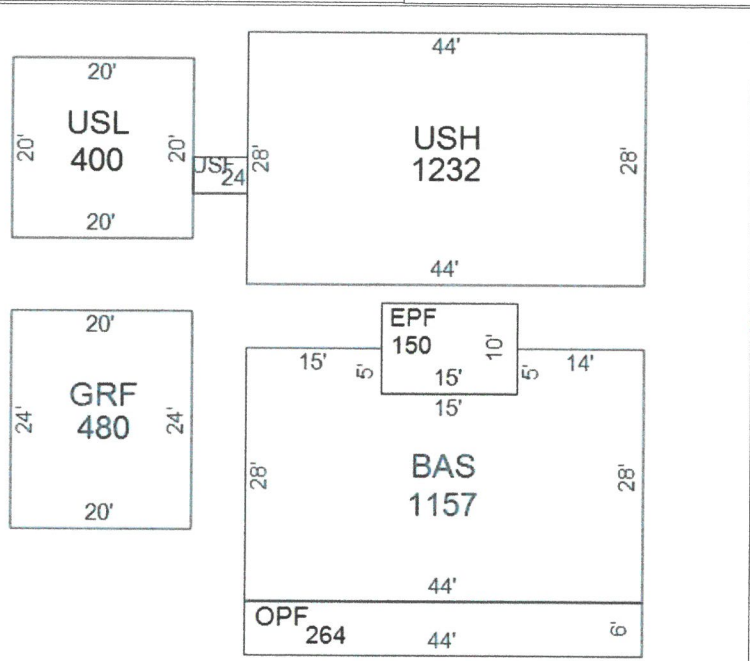
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality **1+ : Average +** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,157	**.792**	**1**	**1**	**1.07**	**2,040**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete
RCN	**158,460**	**150,400**	**308,860**	**151.40**	Dwelling Factor **1**
RCNLD	**126,770**	**120,320**	**247,090**	**121.12**	Dwelling Value **247,090**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,157**			
	EPF	**150**	**0**	**100.53**	**15,080**
	USF	**24**	**100**	**112.92**	**2,710**
	OPF	**264**	**0**	**37.69**	**9,950**
	GRF	**480**	**0**	**62.83**	**30,160**
	USH	**1,232**	**60**	**62.84**	**77,420**
	USL	**400**	**30**	**37.7**	**15,080**



APPRAISED VALUES

LAND	**41,400**
IMPROVEMENTS	**272,000**
TOTAL APPRAISAL	**313,400**
GREENBELT APR	
ASSESSMENT	**78,350**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**313,400**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **1 Rolling**
Road Type **0 Us Highway**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**
GUD	**Detached Garage Unfi**	**2005**	**2005**	**320**	**C**	**1**	**16X20**		**43.4063**	**AV**	**13,890**	**66**		**1**	**9,170**
WDK	**Wood Deck**	**2020**	**2020**	**700**	**C**	**1**	**25 X 28**		**12.2143**	**AV**	**8,550**	**94**		**1**	**8,040**
CUD	**Detached Carport Unf**	**2021**	**2021**	**480**	**C**	**1**	**20 X 24**		**12.1042**	**AV**	**5,810**	**98**		**1**	**5,690**

Total OBY Value **24,900**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**107**	**174**	**1**	**60,000.00**					**69**		**100**	**41,400.00**	**41,400**
					Totals:		**1**										**41,400**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/21/2019	**R2563**	**163**				**QC**		**YRABIEN JOSE A ETUX JANET L**
11/17/2016	**R2402**	**1044**				**QC**		**YRABIEN JOSE A**
08/08/2003	**R1736**	**850**	**3,965**	**3,965**	**V**	**WD**	**P**	**YRABIEN JOSE A ETUX**
10/22/1993	**1200**	**327**	**109,500**	**109,500**	**I**	**WD**	**A**	**YRABIEN JOSE A ETUX**

NOTES

14:32 CHG OPF TO USF/ INCR LND*LDS*R2563-163 ALSO SI001*JG
R22: ADD HVAC, CHG DRW VAL PER 32 *CB - 22: ADD WDK, CUD PER 51 *CB

Title Realty Title

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
File #151249BR

BK/PG:R2354/298-299
16000486

2 PGS : AL - WARRANTY DEED	
SUSIE BATCH: 168364	
01/13/2016 - 09:35 AM	
VALUE	170000.00
MORTGAGE TAX	0.00
TRANSFER TAX	629.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	642.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

FROM: LILLIE ELAINE TRUITT, A MARRIED PERSON, JEFFREY TRUITT, A MARRIED PERSON, SARA SMITH, A MARRIED PERSON AND JACOB POWELL, A MARRIED PERSON

TO: ALISON EPPS AND ANDREW C. EPPS, WIFE AND HUSBAND

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED SEVENTY THOUSAND AND NO/100--- ($170,000.00) ---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, We, LILLIE ELAINE TRUITT, A MARRIED PERSON, JEFFREY TRUITT, A MARRIED PERSON, SARA SMITH, A MARRIED PERSON AND JACOB POWELL, A MARRIED PERSON, have bargained and sold, and by these presents, do transfer and convey unto the said ALISON EPPS AND ANDREW C. EPPS, WIFE AND HUSBAND, their heirs and assigns, a certain tract or parcel of land located in Maury County, Tennessee, being more fully described as follows:

Land in Maury County, Tennessee, being Lot 37, Carriage Hills Subdivision, Section 2, as shown on plat of record in Plat Book 8, Page 82, in the Register's Office, Maury County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Subject to all matters as shown on plat of record in Book 8, Page 82, Register's Office of Maury County, Tennessee.

Subject to Restrictions of record in Book 853, Page 210, Register's Office of Maury County, Tennessee.

This being the same property conveyed to Lillie Elaine Truitt, Jeffrey Truitt, Sara Smith and Jacob Powell, as equal tenants in common by Warranty Deed from Bryan P. Rider, unmarried, recorded on the 8th day of October, 2014 in Deed Book R2294, Page 542, in the Register's Office of Maury County, Tennessee.

SUBJECT PROPERTY IS NOT THE GRANTORS USUAL PLACE OF RESIDENCE.

MAP 66FA, PARCEL 2.00

PROPERTY ADDRESS: 1004 GRAYSON PLACE, COLUMBIA, TN 38401

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said ALISON EPPS AND ANDREW C. EPPS, WIFE AND HUSBAND, their heirs and assigns forever. And we do covenant with the said ALISON EPPS AND ANDREW C. EPPS, WIFE AND HUSBAND, that we are lawfully seized and

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1004 GRAYSON PL	Subdivision **CARRIAGE HILLS SEC 2**				**TAX YEAR 2023 MAURY**	**060**	**066F**	**A**	**002.00**		**000**
Property Address	BK **8**	PG **82**	BLOCK	LOT **37**	TRACT	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv					City	**60156 Columbia**		Map **066F**		Updated 10/27/2022
EPPS ALISON ETVIR ANDREW C	BK	PG	BLOCK	LOT	TRACT	SSD1			Dist **03**		Printed 03/17/2023
1004 GRAYSON PL	Additional Description					SSD2					
COLUMBIA TN 38401	Dimensions **117.89X158.75 IRR**					Total Land Units	**1**		Card: 1 of 1		
						Deed Acres	**0**				
						Calculated Acres	**0**		Page: 1 of 1		

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built **1991**	Eff Yr Built **2006**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **7**	Total Fixtures **7**				
Wood FP Stacks	Openings	Add'l Sty	PreFab	Add'l Sty			
Info Src **3**	Occ **1**	Rental: Src	Year **0**	Amount **0**	Sched		

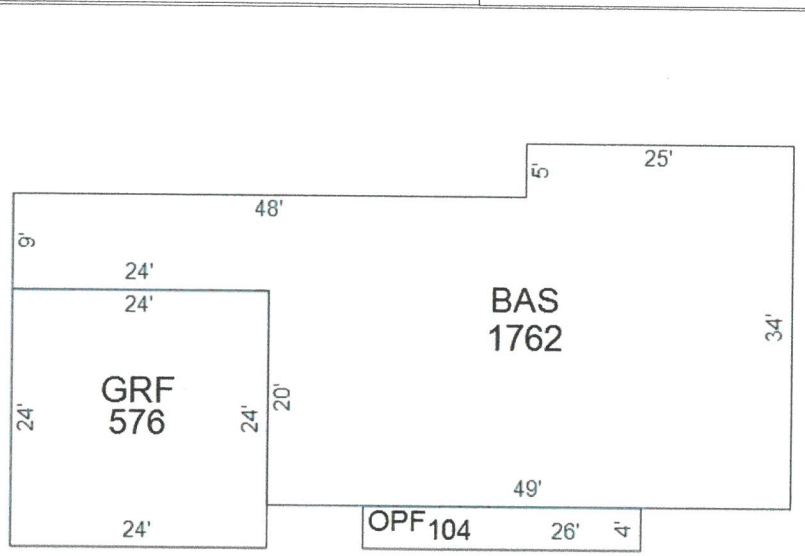
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

	Factors							
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,762	**1.156**	**1**	**1**	**1.21**	**1,762**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**253,060**	**45,360**	**298,420**	**169.36**	Dwelling Factor	**1**
RCNLD	**202,450**	**36,280**	**238,730**	**135.49**	Dwelling Value	**238,730**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,762**			
	OPF	**104**	**0**	**42.60**	**4,430**
	GRF	**576**	**0**	**71.06**	**40,930**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**244,200**
TOTAL APPRAISAL	**304,200**
GREENBELT APR	
ASSESSMENT	**76,050**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**304,200**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**500**	**UN**	**500**	**100**		**1**	**500**
WDK	**Wood Deck**	**2020**	**2020**	**300**	**C**	**1**	**15 X 20**		**17.4333**	**AV**	**5,230**	**94**		**1**	**4,920**

Total OBY Value **5,420**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**117**	**158**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
01/08/2016	**R2354**	**298**	**170,000**	**170,000**	**I**	**WD**	**A**	**EPPS ALISON ETVIR ANDREW C**
10/07/2014	**R2294**	**542**	**95,000**	**95,000**	**I**	**WD**	**A**	**TRUITT LILLIE ELAINE ETAL JEFFREY TI**
03/24/1995	**1248**	**687**	**102,000**	**102,000**	**I**	**WD**	**A**	**RIDER BRYAN P**
08/31/1993	**1194**	**182**	**95,000**	**95,000**	**I**	**WD**	**A**	**TAMEZ RAUL ETUX**

NOTES

R18: CHG QLTY PER 32 *CB - 22: REPL WDK PER 51 *CB

BK/PG: R2623/1073-1074

20005431

2 PGS:AL-WARRANTY DEED	
SUSIE BATCH: 227082	04/03/2020 - 09:30 AM
VALUE	260000.00
MORTGAGE TAX	0.00
TRANSFER TAX	962.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	975.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

WARRANTY DEED

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00

Bally
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MARCH, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/12/23

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1707KH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO (If left blank please use the address of the new owner)	MAP-PARCEL
Hunter L. Tyree and Lauren Tyree	Legacy Mutual Home Mortgage	66F-A-003.00
1008 Grayson Place	3503 Paesanos Parkway	
Columbia, TN 38401	San Antonio, TX 78231	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARTY TYREE AND JAMIE TYREE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

HUNTER L. TYREE AND LAUREN TYREE, MARRIED COUPLE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MAURY COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 1008 Grayson Place, Columbia, TN 38401

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness hand on the 30th day of March, 2020.

Marty Tyree

Jamie Tyree

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MARTY TYREE AND JAMIE TYREE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of March, 2020.

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1008 GRAYSON PL
Property Address
Ownership and Mailing Address

TYREE HUNTER L ETUX LAUREN
1008 GRAYSON PL
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **36** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **102.09X161.98 IRR**

TAX YEAR 2023
MAURY

JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
060	066F	A	003.00		000

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**4 Full Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**12 Brick/Wood**	Attic	
Heating Fuel			

Year Built	**1991**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**7**	Total Fixtures	**7**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**	Amount **0**		Sched

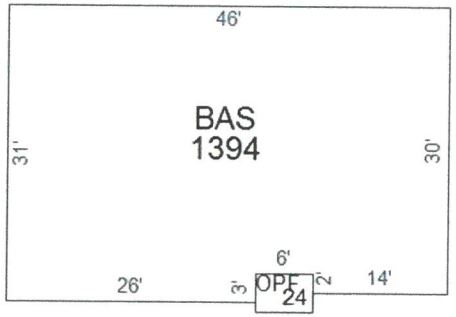
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

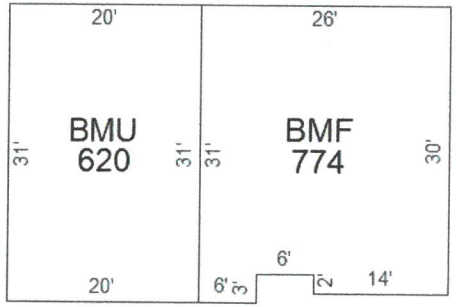
Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,394	**.936**	**1**	**1.021**	**1.21**	**1,394**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete
RCN	**213,910**	**62,650**	**276,560**	**198.39**	Dwelling Factor **1**
RCNLD	**171,130**	**50,130**	**221,260**	**158.72**	Dwelling Value **221,260**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,394**			
	BMF	**774**	**0**	**56.86**	**44,010**
	OPF	**24**	**0**	**42.5**	**1,020**
	BMU	**620**	**0**	**28.42**	**17,620**





APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**222,600**
TOTAL APPRAISAL	**282,600**
GREENBELT APR	
ASSESSMENT	**70,650**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**282,600**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1991**	**1991**	**240**	**C**	**1**	**12X20**		**19.2083**	**AV**	**4,610**	**10**		**1**	**460**
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**900**	**UN**	**900**	**100**		**1**	**900**

Total OBY Value **1,360**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**102**	**161**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

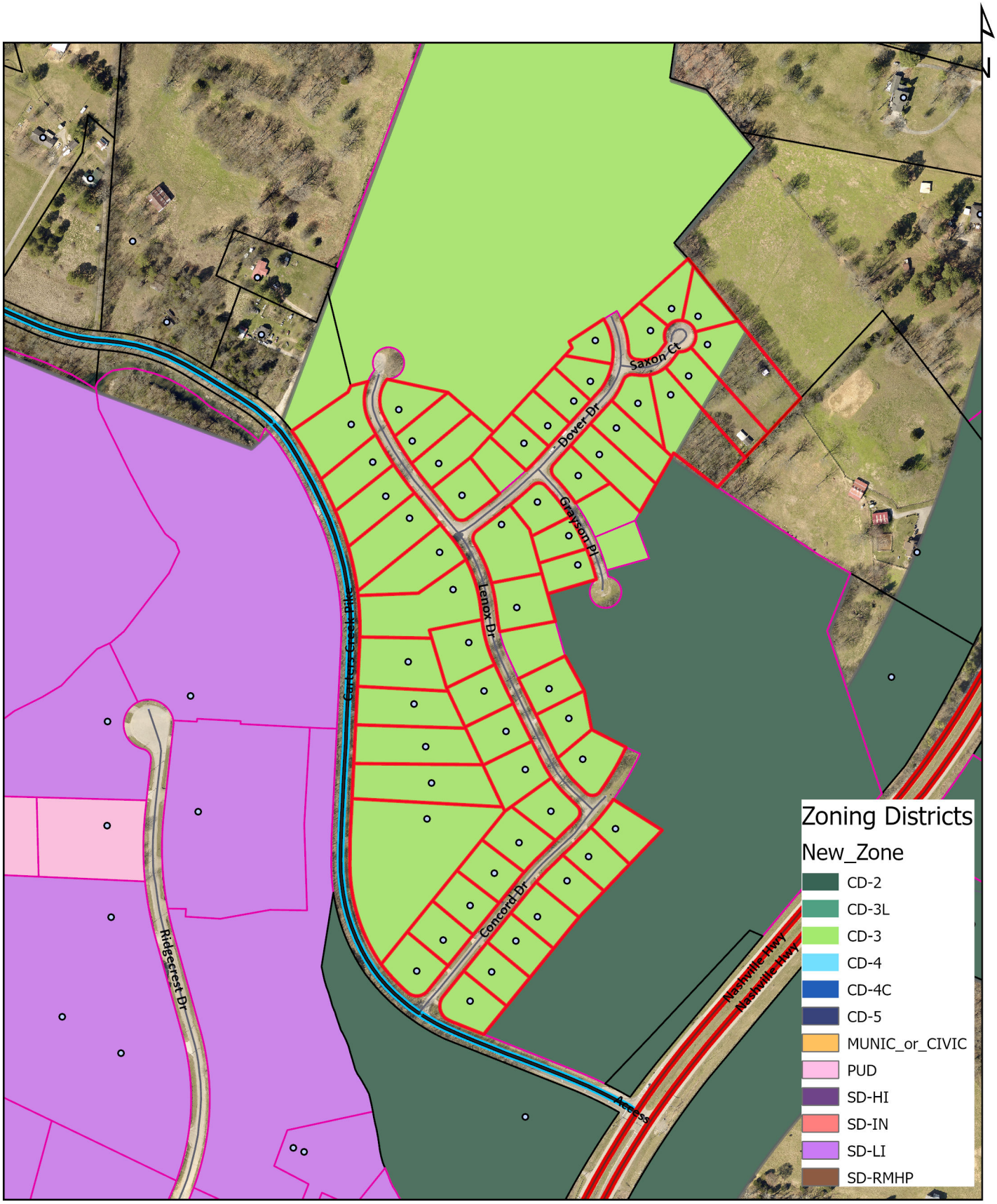
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
03/30/2020	**R2623**	**1073**	**260,000**	**260,000**	**I**	**WD**	**B**	**TYREE HUNTER L ETUX LAUREN**
09/26/1995	**1266**	**736**	**110,500**	**110,500**	**I**	**WD**	**A**	**TYREE MARTY G ETUX**
06/19/1992	**1152**	**31**	**90,000**	**90,000**	**I**	**WD**	**A**	**STAFFORD DENNIS R**
08/12/1991	**1125**	**214**	**17,900**	**17,900**	**V**	**WD**	**M**	**REAVES LARRY G**

NOTES

INCR LAND PRICE*R06FN*CHG AREA CODE*R06JS*CHG AREA CODE*FN
CHG QUAL ON FRPL*R10/32*FN



Ord. No. 4475 - Exh B

Carriage Hills Subdivision

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kevin McCarthy, kmccarthy@columbiatn.com, 931-560-1560

APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
23-0093	**Susan Stephenson/ Various**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**Carriage Hills Subdivision/ Various Parcels Tax Maps 66F and 66K**

SUMMARY OF REQUEST: **Zoning Map Amendment (CD-3 to CD-3L)**

The applicant, a representative of a larger group of property owners, requests to rezone 52 existing single-family lots and portions of an additional 3 lots. All together the subject properties comprise approximately 33 acres in the Carriage Hills subdivision from CD 3 (Neighborhood Character District) to CD-3L (Neighborhood- Large Lot Character District).

This request is unusual in that it is made by a group of property owners who do not intend to further develop the subject properties. The concept plan submitted with the request is simply the current lot configuration of the neighborhood. This report summarizes staff analysis regarding consistency, conformity, and compatibility of the proposed rezoning. The applicant also provided a thorough explanation of how the request satisfies the approval criteria for a rezoning as part of the response to technical comments.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CD 3	Single-Family Home	CD-2/ SD-LI/Unincorporated Single-Family Homes/Vacant/Light Industrial Services	Single-Family Homes	± 33 Acres

CONSISTENCY with the **COMPREHENSIVE PLAN:**	**PROPERTY HISTORY:**
Suburban Neighborhood: The future land use of the subject property is Suburban Neighborhood. The classification is characterized by residential neighborhoods with limited intermixed and compatible civic uses. The requested CD-3L zoning designation is consistent with the Suburban Neighborhood future land use classification.	Existing improvements on the property consists of single-family homes and various accessory structures. The homes were constructed outside the City of Columbia in 1980s and 90s. The City annexed the neighborhood in the early 2000s.

CONFORMITY to the ZONING ORDINANCE:

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicants provided a concept plan (i.e. "Sketch Development Plan"). In this case the applicants do not intend to develop the properties and simply provided a cadastral map depicting the current lot configuration.

The lots at 104, 108, and 112 Saxon Court are partially in the City and partially in unincorporated Maury County. The street frontages and existing principal structures are located inside Columbia. For those properties, the rezoning would only impact the portions located inside the corporate limits of Columbia.

Zoning Ordinance Referenced:

Proposed CD-3L Character District (Table 4.3.1-C, p. 56-65)

Both the current and requested zoning designations are residential in character. The Zoning Ordinance permits two dwelling unit per acre in CD-3L and four dwelling units per acre in CD-3. The minimum lot width for a "front-loaded" single family home is 100 feet in a CD-3L and 65-feet in a CD-3. House (i.e. detached single family homes) is the only permitted structure type in CD-3L. The CD-3 permits the duplex (i.e. two-family homes) structure type on lots with at least 100 feet of frontage under limited circumstances.

The Ordinance describes the CD-3L Neighborhood District as a low density single-family detached residential area in which houses form the predominant building type. Lots and building sites are large with medium to deep setbacks. Thoroughfares form medium to large-sized blocks, may have curbs, and may include sidewalks and street trees. The district permits a maximum density of two dwelling units per acre. CD-3L is an appropriate implementing district for the Suburban Neighborhood future land use classification.

Lot/Building Site Width (Table 4.3.1-C, p. 57)

- Minimum lot width of 100
- No less than 80% of lots must enfront a vehicular thoroughfare or internal drive conforming to the standards of the Ordinance and Subdivision Regulation
- Up to ≤ 20% of the lots may enfront a pedestrian path, passage, pedestrian walkway if such Lots have legal and physical vehicular access to a vehicular thoroughfare via driveway or Easement

Lot Standards/ Principle Buildings (Table 4.3.1-C, p. 68)

- 30' min front setback
- 12' ft min side setback
- 30' min rear setback (measured from the rear property line or centerline of rear alley as applicable)

Staff Comment:

The request to rezone all lots in an existing built-out subdivision is unusual. The change in entitlements is unlikely to change the physical character of the neighborhood. The existing homes and lots generally conform to the CD-3L standards, although cul-de-sac lots on Saxon Court have less than 100 feet of frontage. Although it is unlikely, some lots in the neighborhood could accommodate duplexes under the current CD-3 zoning. Changing the zoning to CD-3L would eliminate this option, effectively "downzoning" the properties by reducing the maximum permissible intensity of development.

ATTACHMENTS (CIRCLE)	SUBMITTED PLANS	CITY MAPS	LEGAL NOTICE	LEGAL DESCRIPTION
	PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS	

Zoning Map Amendment:

Staff reviewed the request for a zoning map amendment for conformity with the standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

Staff's review of Section 8.5.19.H.4 in relation to this request finds the following:

a. Whether the Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;

The subject properties have a future land use classification of Suburban Neighborhood (Connect Columbia Map 4). Both the current and proposed character districts are consistent with the Suburban Corridor future land use classification (Connect Columbia p.22; Table 3.7.1 p.36 of Zoning Ordinance).

Most of the subject properties are not located in an Area of Change; some of the lots in the northern portion of the subdivision are located within an Area of Change (Connect Columbia Map 3). The partial inclusion of the neighborhood in an Area of Change appears to be an error. The Area of Change map appears to indicate that in 2017-2018, the Planning Commission determined that the development pattern was established and changes to overall character of the area should rarely occur. This does not necessarily mean that the proposed change is inconsistent with Connect Columbia. However, the plan advises a "pause" and careful review to ensure that the context of the area surrounding the subject property is considered (Connect Columbia p. 14).

b. Whether the legal purposes for which zoning exists, as set forth in Section 1.5[, are not

contravened];[1]

All future use of the properties will be required to conform to the standards of the Zoning Ordinance. The standards protect and promote the public health, safety, morals, comfort, convenience, and general welfare of the people and community (§ 1.5.1.A p. 6).

The requested rezoning will potentially reduce the beneficial use of property by eliminating the option to construct duplexes on some lots (§ 1.5.1.P p. 7). However, the predominate and actual use of the properties for single family homes will not change.

The Planning Commission may determine that the proposed rezoning furthers the other purposes of zoning listed at §§ 1.5.1 and 1.5.2 of the Ordinance.

c. Whether there will be any adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

There are no known adverse effects upon adjacent property owners.

d. Whether any one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

Rezoning the property will not confer material benefits to the owners. Any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Ordinance.

e. Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;[2]

The proposed change to the zoning map does not have a material impact on the city as a whole or the subject properties, except that that maximum potential development of the neighborhood would be reduced by a few units. The unanimity of the residents in making this request indicates that the change (elimination of potential duplex units) is the desire of the Carriage Hills residents.

f. Whether adequate school, road, parks, wastewater treatment, water supply, and stormwater

[1] Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 read "the legal purposes for which zoning exists are not contravened."

[2] The word *extent* was unintentionally omitted in the drafting of Ordinance 4400. The word was present in the corresponding criterion in Ordinance 3638.

drainage facilities are available.

The Carriage Hills neighborhood is already established. Residents benefit from established urban services except that most properties in the subdivision are served by private septic systems and do utilize sanitary sewer. The proposed rezoning would reduce rather than increase the potential number of households on the subject properties. In practically terms the total number of dwelling units will not change. Technical comments from public service providers generally indicate that services remain in place. However, Maury County Schools, did submit comments on the proposed rezoning indicating that the high school which serves families in Carriage Hills is currently operating above capacity.

LABELS

LEADERLINES

TEXT_PARCEL

PARCELS

2020_ORTHOS (Image)

MAURY COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

PUBLIC HEARINGS

Item 1. - **PUBLIC HEARING ON ORDINANCE NO. 4471 (RELATES TO ITEM 10.1) - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 41 PARCEL 15.00, LOCATED AT FREEHAND LANE AND CLEBURNE ROAD, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 5**

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper public notice having been given. Present were Mayor Chaz Molder, Vice Mayor Randy McBroom, Council Member DaVena Hardison, Council Member Debbie Wiles, Ed. D., Council Member Tony Greene, Council Member Danny Coleman, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Kenny Marshall was absent.

There being no one present to speak on the Public Hearing, Council Member Greene moved to close the Public Hearing on Ordinance No. 4471. Council Member Coleman seconded the motion.

All Council Members present voted aye.

Item 2. - **PUBLIC HEARING ON ORDINANCE NO. 4472 (RELATES TO ITEM 10.2) - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 90 PARCEL 7.08, LOCATED OFF RIVER ROAD, FROM PUD-MU (PLANNED UNIT DEVELOPMENT - MIXED USE) TO CD-5 (URBAN CENTER CHARACTER DISTRICT) - WARD 3**

Mayor Chaz Molder called the Public Hearing to order, pursuant to proper public notice having been given. Present were Mayor Chaz Molder, Vice Mayor Randy McBroom, Council Member DaVena Hardison, Council Member Debbie Wiles, Ed. D., Council Member Tony Greene, Council Member Danny Coleman, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Kenny Marshall was absent.

There being no one present to speak on the Public Hearing. Council Member Greene moved to close the Public Hearing on Ordinance No. 4472. Council Member Hardison seconded the motion.

All Council Members present voted aye.

REGULAR MEETING

CALL TO ORDER/ROLL CALL

Mayor Chaz Molder called the meeting to order, pursuant to proper public notice having been given. Present were Mayor Chaz Molder, Vice Mayor Randy McBroom, Council

Member DaVena Hardison, Council Member Debbie Wiles, Ed. D., Council Member Tony Greene, Council Member Danny Coleman, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Council Member Kenny Marshall was absent.

INVOCATION BY DR. MARTY SHADOAN OF FIRST BAPTIST CHURCH

Dr. Marty Shadoan of First Baptist offered the invocation.

PLEDGE OF ALLEGIANCE

City Recorder Thad Jablonski led the Pledge of Allegiance.

APPROVAL OF AGENDA

Council Member Greene moved to approve the Agenda. Council Member Coleman seconded the motion.

All Council Members present voted aye.

PRESENTATIONS

ORGANIZATIONAL BUSINESS

Item 6.1. - **APPROVE THE MINUTES OF THE JULY 13, 2023 CITY COUNCIL REGULAR MEETING**

Council Member Coleman moved to approve the minutes of the July 13, 2023 City Council Regular Meeting. Council Member Greene seconded the motion.

All Council Members present voted aye.

CONSENT AGENDA

Council Member Greene moved to approve the consent agenda. Council Member Coleman seconded the motion.

All Council Members present voted aye and the following items were approved:

Item 7.1. - **APPROVE DISBURSEMENTS FOR THE MONTH OF JUNE 2023 IN THE AMOUNT OF $8,218,022.70**

Item 7.2. - **APPROVE AND AUTHORIZE THE DISPOSAL OF SURPLUS EQUIPMENT**

Item 7.3. - **APPROVE PAYMENT TO MAURY COUNTY TO PROVIDE FUNDING FOR THE MAURY COUNTY/CITY OF COLUMBIA ANIMAL SERVICES FACILITY FOR THE FOURTH QUARTER OF FY 2023 $50,000**

Item 7.4. - **APPROVE THE SOLE SOURCE USE OF UNITED WASTE HAULERS FOR DISPOSAL OF GARBAGE AND BULKY ITEMS WITH AN ESTIMATED COST OF $220,000**

Item 7.5. - **APPROVE THE PURCHASE OF A 2023 AUTOMATED SIDE LOAD GARBAGE TRUCK USING SOURCEWELL CONTRACT IN THE AMOUNT OF $378,091.60**

Item 7.6. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND THE STATE OF TENNESSEE DEPARTMENT OF SAFETY AND HOMELAND SECURITY FOR PARTICIPATION IN THE TENNESSEE ADVANCED COMMUNICATIONS NETWORK (TACN)**

Item 7.7. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND MUSIC CITY PUBLICATIONS IN THE AMOUNT OF $8,500 FOR ADVERTISING IN MAURY COUNTY LIVING & WILLIAMSON COUNTY LIVING MAGAZINES FOR FIVE ISSUES**

Item 7.8. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND STR IN THE AMOUNT OF $2,520 FOR AN ANNUAL LICENSE THAT PROVIDES MONTHLY LODGING OCCUPANCY DATA REPORTS**

Item 7.9. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT BETWEEN THE CITY OF COLUMBIA AND PILGRIMAGE EVENTS IN THE AMOUNT OF $3,000 FOR A MARKETING SPONSORSHIP TO PROMOTE VISIT COLUMBIA**

Item 7.10. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE AMENDED LEASE AGREEMENT BETWEEN THE CITY OF COLUMBIA AND MAURY COUNTY FOR THE POLKS AT PRESERVATION PARK**

Item 7.11. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE SOFTWARE LICENSING AGREEMENT WITH ESKILL IN THE AMOUNT OF $5,000 TO PROVIDE VALID AND RELIABLE TESTING FOR PRE-EMPLOYMENT AND SKILLS GAP TESTING**

Item 7.12. - **APPROVE A REIMBURSEMENT IN THE AMOUNT OF $200,000 TO VILLAGE AT CARTER'S STATION DEVELOPMENT, LLC FOR VILLAGE AT CARTER'S STATION SUBDIVISION IN THE CITY OF COLUMBIA, TENNESSEE – WARD 5**

ADMINISTRATION

RESOLUTIONS

Item 9.1. - **RESOLUTION NO. 23-51 - TAX CORRECTIONS**

Council Member Greene moved to approve Resolution No. 23-51. Council Member Hardison seconded the motion.

All Council Members present voted aye.

Item 9.2. - **RESOLUTION NO. 23-52 - A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE 2023 TOURISM ENHANCEMENT GRANT THROUGH THE TENNESSEE DEPARTMENT OF TOURIST DEVELOPMENT, ACCEPT THE GRANT AWARD NOT TO EXCEED $100,000 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT**

Council Member Coleman moved to approve Resolution No. 23-52. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.3. - **RESOLUTION NO. 23-53 - A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE STATE OF TENNESSEE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT DOWNTOWN IMPROVEMENT GRANT PROGRAM IN THE AMOUNT NOT TO EXCEED $400,000**

Council Member Coleman moved to approve Resolution No. 23-53. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.4. - **RESOLUTION NO. 23-54 - A RESOLUTION AUTHORIZING THE CITY OF COLUMBIA TO APPLY FOR THE 2024 BLUECROSS HEALTHY PLACES GRANT AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT**

Parks and Recreation Director Mack Reagan briefly went over what this grant entails.

Council Member Coleman moved to approve Resolution No. 23-54. Council Member Greene seconded the motion.

All Council Members present voted aye.

ORDINANCES

Item 10.1. - **2ND CONSIDERATION OF ORDINANCE NO. 4471 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 41 PARCEL 15.00, LOCATED AT FREEHAND LANE AND CLEBURNE ROAD, FROM CD-3**

(NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 5

Council Member Coleman moved to approve Ordinance No. 4471 on second consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 10.2. - **2ND CONSIDERATION OF ORDINANCE NO. 4472 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 90 PARCEL 7.08, LOCATED OFF RIVER ROAD, FROM PUD-MU (PLANNED UNIT DEVELOPMENT - MIXED USE) TO CD-5 (URBAN CENTER CHARACTER DISTRICT) - WARD 3**

Council Member Greene moved to approve Ordinance No. 4472 on second consideration. Council Member Coleman seconded the motion.

All Council Members present voted aye.

Item 10.3. - **1ST CONSIDERATION OF ORDINANCE NO. 4473 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING 1205 EAST END STREET, LOCATED AT TAX MAP 99 PARCEL 59.04, FROM CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) AND ESTABLISH SEPTEMBER 14, 2023 AS THE DATE OF PUBLIC HEARING - WARD 3**

Council Member Coleman moved to approve Ordinance No. 4473 on first consideration and establish the date of September 14, 2023 as the date of Public Hearing. Council Member Greene seconded the motion.

After a brief discussion, all Council Members present voted aye.

Item 10.4. - **1ST CONSIDERATION OF ORDINANCE NO. 4475 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING MULTIPLE PROPERTIES WITHIN THE CARRIAGE HILLS SUBDIVISION, LOCATED OFF CARTERS CREEK PIKE, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) AND ESTABLISH SEPTEMBER 14, 2023 AS THE DATE OF PUBLIC HEARING - WARD 5**

Kathy Do, Kathyrn York, Tina Green and Sue Stephenson all requested Council approve the rezoning request for their neighborhood.

There was discussion with City Planner Kevin McCarthy, Council and the City Attorney about the procedure, what is allowed in the current and the requested zoning, and how the property owners that are not joining in this request will remain the same and not affected by these rezonings.

Mayor Molder moved to approve Ordinance No. 4475 on first consideration and establish the date of September 14, 2023 as the date of Public Hearing. Council

Member Greene seconded the motion. All members present voted aye with the exception of Council Members Hardison and Wiles who voted no. The motion Passed with a vote of 4-2.

OTHER BUSINESS

Council Member Hardison asked if the how the public will be notified if the City is awarded the grant for the splash pad. Director Reagan advised it will advertise and there will be a public input meeting.

Mayor Molder advised school has started and he hopes the students have a good year.

EXECUTIVE SESSION

ADJOURNMENT

There being no further business Mayor Molder moved to adjourn the meeting. Council Member Greene seconded the motion. All members present voted aye. The meeting adjourned at 06:15 PM. Council did go into Executive Session after adjourning the meeting.

UPCOMING EVENTS

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Tara Ferry, HR Specialist - Benefits, tferry@columbiatn.com, (931) 560-1572

AGENDA ITEM TITLE: APPROVE THE RETIREMENT BENEFITS FOR TERRY REDDING, TRAFFIC MAINTENANCE TECH II, PUBLIC WORKS DEPARTMENT

RECOMMENDATION: Approve.

INFORMATION: Terry Redding has been an employee of the City of Columbia for 27 years. His effective retirement date is September 16, 2023 with pension payments to begin on October 1, 2023.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Tara Ferry, HR Specialist - Benefits, tferry@columbiatn.com, (931) 560-1572

AGENDA ITEM TITLE: APPROVE THE RETIREMENT BENEFITS FOR KIMBERLY ELLIOTT, ADMINISTRATIVE ASSISTANT, WASTEWATER DEPARTMENT

RECOMMENDATION: Approve.

INFORMATION: Kimberly Elliott has been an employee of the City of Columbia for 23 years. Her effective retirement date is October 2, 2023 with pension payments to begin on November 1, 2023.

CITY OF COLUMBIA

DISBURSEMENTS FOR MONTH ENDING JULY 31, 2023

FUND	GROSS	TRANSFERS & CD's	PAYROLL TRANSFERS	NET TOTAL
General Fund	6,721,831.22	4,372,321.58	1,468,220.05	881,289.59
Sanitation Fund	208,404.10	96,143.44	77,568.79	34,691.87
Wastewater Fund	307,114.13	34,328.52	166,784.52	106,001.09
Street & Transportation Fund	-			-
State Street Aid	91,847.53	75,000.00		16,847.53
Drug Fund	-			-
Debt Service Fund				-
Capital Projects Fund	-			-
Sewer Revenue & Tax Bond Issue				-
Sewer Impact Fee #2				-
Insurance Fund	430,152.74	382,628.02		47,524.72
2017 GO Public Imp Bonds				-
2010 GO Bond Issue				-
Cleary Construction Escrow				-
Industrial Development Board	-			-
	$ 7,759,349.72	$ 4,960,421.56	$ 1,712,573.36	$ 1,086,354.80

CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 7/1/2023 - 7/31/2023

GENERAL FUND

132475	7/6/2023	Ascap	$420.00
132476	7/6/2023	Regina Connelly	$34.06
132477	7/6/2023	Anna Frank	$300.00
132478	7/6/2023	Amisael Jonardo Jimenez	$216.00
132479	7/6/2023	Jayson Cefali	$432.00
132480	7/6/2023	Robert Frederick	$432.00
132481	7/6/2023	Robert Schutt, III	$432.00
132482	7/6/2023	Robert McKeon	$432.00
132483	7/6/2023	Timothy Leath	$432.00
132484	7/6/2023	Philip Sholeen	$432.00
132485	7/6/2023	Nicholas Ivanoff	$432.00
132486	7/6/2023	Joshua Seltz	$432.00
132487	7/7/2023	Tn Dept Of Revenue	$518.20
132488	7/7/2023	TN Dept Of Safety	$23.75
132489	7/7/2023	Maury Co United Way	$464.00
132490	7/7/2023	State Of TN Attn: Lily White	$308.75
132491	7/7/2023	State Of TN Dept Of Revenue	$38.00
132492	7/7/2023	Columbia Firefighter Assn	$475.00
132493	7/11/2023	TN Fire Chiefs Association	$700.00
132494	7/11/2023	Dell Marketing L P	$939.87
132495	7/11/2023	TN Fire Svs & Codes Enf Academy	$4,448.00
132496	7/11/2023	Better Business Solutions	$12,395.00
132497	7/11/2023	Apparel Masters of Tennessee	$867.20
132498	7/11/2023	TriStar Elevator LLC	$264.00
132527	7/12/2023	Columbia Power & Water Systems	$3,536.56
132528	7/12/2023	Regional Organized Crime Info Ctr	$300.00
132529	7/12/2023	TAMCAR	$225.00
132530	7/12/2023	G & W Diesel Services, Inc.	$635.60
132531	7/12/2023	Johnson Controls	$832.00
132532	7/12/2023	CI Technologies Inc	$2,028.78
132533	7/12/2023	South Central Tennessee Tourism Association	$2,500.00
132534	7/12/2023	Robyn Barber	$35.00
132535	7/12/2023	Leia Smith	$64.19
132536	7/12/2023	Gage Blackburn	$125.00
132558	7/19/2023	Ace Hardware	$7.07
132559	7/19/2023	AFLAC-Amer Family Life Assurance Co	$251.54
132560	7/19/2023	Columbia Power & Water Systems	$17,871.76
132561	7/19/2023	Roto-Rooter	$480.63
132562	7/19/2023	Columbia Oil Company Inc	$67,899.00
132563	7/19/2023	TAMCAR	$225.00
132564	7/19/2023	Mail Call	$129.28
132565	7/19/2023	TN Fire Svs & Codes Enf Academy	$216.20
132566	7/19/2023	Impressions	$1,500.00
132567	7/19/2023	Southern Software Inc	$2,196.00
132568	7/19/2023	G & W Diesel Services, Inc.	$898.76
132569	7/19/2023	J. D. Eatherly	$12,500.00
132570	7/19/2023	J & M Supply Solutions	$328.09
132571	7/19/2023	CPWS - Broadband	$300.00
132572	7/19/2023	Charles Raines	$12,500.00
132573	7/19/2023	Atmos Energy	$295.99
132574	7/19/2023	Cheryl Macpherson	$399.00
132575	7/19/2023	Advanced Turf Solutions Inc	$2,796.60

132576	7/19/2023	State Systems, LLC	$600.00
132577	7/19/2023	Cintas Corporation #241	$102.37
132578	7/19/2023	Maury County 911	$28,500.38
132579	7/19/2023	ESO Solutions, Inc	$26,108.14
132580	7/19/2023	Landen Barber	$399.00
132581	7/19/2023	Visual Media Co LLC	$600.00
132582	7/19/2023	Samsara Inc	$2,361.60
132583	7/19/2023	American Pumping	$550.00
132584	7/19/2023	Wells Fargo Financial Leasing, Inc	$231.54
132585	7/19/2023	Scott and Cynthia Cherry	$59.00
132586	7/19/2023	Legal & Liability Risk Management Institute	$1,650.00
132602	7/21/2023	Joshua Broschinski	$205.00
132603	7/21/2023	Abbey Lynne Boram	$205.00
132604	7/21/2023	Connor McClain Reeves	$205.00
132605	7/21/2023	Darien Nagel	$205.00
132606	7/21/2023	Angela Warfield	$247.20
132607	7/24/2023	Columbia Power & Water Systems	$334.43
132608	7/24/2023	IACP-International Assoc of Chiefs of Police (Dues	$1,225.00
132609	7/24/2023	Turner & Osborne Tire Co	$1,691.51
132610	7/24/2023	Atlantic Pools & Spas	$139.98
132611	7/24/2023	Southern Pipe & Supply Co	$184.93
132612	7/24/2023	CMI Equipment Sales Inc	$121,458.00
132613	7/24/2023	Rogers Group Inc	$650.51
132614	7/24/2023	TN Bureau Of Investigation	$1,120.00
132615	7/24/2023	Break Time Services	$136.25
132616	7/24/2023	Southern Software Inc	$1,040.00
132617	7/24/2023	Unum Life Insurance Co Of Amer	$2,141.60
132618	7/24/2023	J & M Supply Solutions	$142.93
132619	7/24/2023	Atmos Energy	$987.05
132620	7/24/2023	Preventia Security	$84.00
132621	7/24/2023	Law Enforcement Training	$950.00
132622	7/24/2023	SRM Concrete	$1,670.00
132623	7/24/2023	United Waste Haulers Of TN LLC	$65.00
132624	7/24/2023	Merchants Of Cool	$300.00
132625	7/24/2023	Cintas Corporation #241	$1,215.25
132626	7/24/2023	Maury County 911	$20,921.55
132627	7/24/2023	Phillips Distributing	$1,725.00
132628	7/24/2023	Verizon Wireless 01	$135.34
132629	7/24/2023	SiteOne Landscape Supply LLC	$541.64
132630	7/24/2023	iWorQ System Inc.	$9,500.00
132631	7/24/2023	American Pumping	$350.00
132632	7/24/2023	Leia Smith	$64.19
132633	7/24/2023	Alert 360	$297.21
132634	7/24/2023	Donna Gordon	$60.00
132649	7/26/2023	City Of Col Employees Retireme	$193,835.91
132650	7/26/2023	Columbia Power & Water Systems	$10,478.39
132651	7/26/2023	TN Municipal League	$10,824.00
132652	7/26/2023	Maury Co United Way	$464.00
132653	7/26/2023	Columbia Neon Co	$850.00
132654	7/26/2023	TN Fire Svs & Codes Enf Academy	$75.00
132655	7/26/2023	TIBRS User Group c/o Jennifer Mayberry	$115.00
132656	7/26/2023	Campbell & Due Rentals	$750.00

GENERAL FUND

132657	7/26/2023	Columbia Firefighter Assn	$475.00
132658	7/26/2023	Wilson County Motors	$35,814.40
132659	7/26/2023	Advance Paving	$4,700.00
132660	7/26/2023	Parman Energy Group LLC	$2,289.30
132661	7/26/2023	City Of Col Tn Retirement	$25,383.97
132662	7/26/2023	Atmos Energy	$113.47
132663	7/26/2023	Life Services EAP	$1,647.30
132664	7/26/2023	Power DMS, Inc	$6,946.78
132665	7/26/2023	Terry Mcilveen	$125.00
132666	7/26/2023	Thad Jablonski	$63.15
132667	7/26/2023	State Systems, LLC	$94.00
132668	7/26/2023	Copycats Print Services Llc	$51.90
132669	7/26/2023	Cintas Corporation #241	$102.37
132670	7/26/2023	Needle And Grain	$285.00
132671	7/26/2023	Simpleview, LLC	$1,000.00
132672	7/26/2023	Maury County 911	$7,578.83
132673	7/26/2023	MissionSquare Retirement	$250.00
132674	7/26/2023	Verizon Wireless 09	$119.37
132675	7/26/2023	Main Street Media of TN	$43.75
132676	7/26/2023	Grayshift LLC	$31,095.00
132677	7/26/2023	Gray's Mulching & Excavating, LLC	$319.77

Total Purchase Cards:	$	157,093.45
Total Payroll Transfers:	$	1,468,220.05
Total Misc. Transfers:	$	4,372,321.58
Total Checks: 125	$	724,196.14
Total:	$	6,721,831.22

STATE STREET AID

8021	7/12/2023	Cutting Edge Lawn and Landscapes	$1,300.00
8023	7/19/2023	Millennium	$10,200.00
8024	7/24/2023	Columbia Power & Water Systems	$9.69
8027	7/26/2023	Columbia Power & Water Systems	$22.50
8028	7/26/2023	Firstnet Services Provided By AT&T Mobility	$429.68
8029	7/26/2023	Cutting Edge Lawn and Landscapes	$1,300.00

Total Purchase Cards:	$	3,585.66
Total Misc. Transfers:	$	75,000.00
Total Checks: 6	$	13,261.87
Total:	$	91,847.53

SANITATION

22046	7/19/2023	Servant Fire Protection	$182.50
22047	7/19/2023	Samsara Inc	$2,361.60
22049	7/24/2023	Unum Life Insurance Co Of Amer	$165.60
22050	7/24/2023	Cintas Corporation #241	$676.86
22051	7/24/2023	Servant Fire Protection	$220.00
22052	7/24/2023	iWorQ System Inc.	$9,500.00
22053	7/24/2023	Main Street Media of TN	$50.00

SANITATION

22054	7/24/2023	Marshall County Tribune	$20.00
22058	7/26/2023	City Of Col Employees Retireme	$7,755.84
22059	7/26/2023	Columbia Power & Water Systems	$30.33
22060	7/26/2023	City Of Col Tn Retirement	$1,015.67
22061	7/26/2023	Life Services EAP	$107.10
22062	7/26/2023	Servant Fire Protection	$650.00

Total Purchase Cards:	$	11,956.37
Total Payroll Transfers:	$	77,568.79
Total Misc. Transfers:	$	96,143.44
Total Checks: 13	$	22,735.50
Total:	$	208,404.10

WASTEWATER

48100	7/6/2023	TriStar Elevator LLC	$614.00
48101	7/11/2023	Billy Cook	$278.78
48107	7/12/2023	TN Southern Railroad Co Inc	$636.09
48108	7/12/2023	Bruhn & Bruhn Fire	$335.00
48120	7/19/2023	Columbia Power & Water Systems	$378.57
48121	7/19/2023	Rippey Auto Parts Co Inc	$773.89
48122	7/19/2023	Sansom Equipment Co Inc	$10,450.00
48123	7/19/2023	Atmos Energy	$53.40
48124	7/19/2023	PSD Software LLC	$1,200.00
48125	7/19/2023	Donnie Boshers	$125.00
48134	7/24/2023	Columbia Power & Water Systems	$78.07
48135	7/24/2023	W W Grainger Inc	$147.24
48136	7/24/2023	Brenntag Mid-South Inc	$13,288.00
48137	7/24/2023	Unum Life Insurance Co Of Amer	$492.40
48138	7/24/2023	Stuart C Irby Co	$7,782.05
48139	7/24/2023	Cintas Corporation #241	$1,040.70
48140	7/24/2023	Verizon Wireless 05	$567.22
48141	7/24/2023	Waypoint Analytical, LLC	$774.00
48142	7/24/2023	Source Technologies	$20,608.00
48147	7/26/2023	City Of Col Employees Retireme	$18,003.55
48148	7/26/2023	Columbia Power & Water Systems	$6,718.59
48149	7/26/2023	Columbia Oil Company Inc	$16.00
48150	7/26/2023	City Of Col Tn Retirement	$2,357.67
48151	7/26/2023	Atmos Energy	$44.57
48152	7/26/2023	Life Services EAP	$204.00
48153	7/26/2023	Cook's Pest Control Inc	$117.00
48154	7/26/2023	Cintas Corporation #241	$346.90
48155	7/26/2023	Onolog, Inc	$2,000.00

Total Purchase Cards:	$	16,570.40
Total Payroll Transfers:	$	166,784.52
Total Misc. Transfers:	$	34,328.52
Total Checks: 28	$	89,430.69
Total:	$	307,114.13

3051	7/6/2023	BlueCross BlueShield Of TN	$23,967.79
3054	7/19/2023	BlueCross BlueShield Of TN	$23,556.93

Total Misc. Transfers:	$	382,628.02
Total Checks: 2	$	47,524.72
Total:	$	430,152.74

SURPLUS LISTING FOR COUNCIL AGENDA 9/14/2023

Inv ID	Description	Serial #	Department
3357	2012 Chevy Impala	2G1WD5E37C1180626	Police
3358	2001 Ford F550 w/ Autocrane	1FDAF56F21EB66466	Wastwater
3359	2009 Ford F250 3/4 Ton Utility Truck	1FTSF20R19EA90499	Wastwater
3360	2009 Ford F250 3/4 Ton Utility Truck	1FTSF20R59EA93583	Wastwater
3361	2012 Kawaski Mule	JK1AFDF14CB506007	Wastwater
3362	2001 Ecoline Dovetail Trailer	42EDPHE4X11000999	Wastwater
3363	1993 Ecoline Dovetail Trailer	42EDPH443P1000238	Wastwater
3364	2009 Freightline Camel Flushing Truck	1FVACYBS59HAH7053	Wastwater
3365	2002 Ford E350 High Cube Van w/ Aries CCTV Equipment	1FDWE35F22HB42389	Wastwater
3366	9 Office Chairs		Wastwater
3367	Various electronic equipment including radios, monitors, cable, etc		Wastwater

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Thad Jablonski, Finance Director, tjablonski@columbiatn.com, 931-560-1580

AGENDA ITEM TITLE: APPROVE CERTIFICATION OF OFFICIALS DESIGNATED AS SIGNATORIES AT THE CITY'S BANKING INSTITUTIONS.

RECOMMENDATION: Approve.

INFORMATION: The attached Certification of Officials form includes City officials serving in their respective roles specified in Banking Resolution No. 23-05. City officials listed on the certification form currently hold said positions, having served in such since September 14, 2023.

CERTIFICATION OF OFFICIALS

I hereby certify that the below named individuals currently hold the positions below as of September 14, 2023 and possess the authorities granted in the Resolution 23-05 for the City of Columbia, Tennessee:

MAYOR:	Charles M Molder
CITY MANAGER:	Anthony R Massey
FINANCE DIRECTOR:	Thad H Jablonski
VICE MAYOR:	Randy McBroom
COUNCIL MEMBER (designated):	Tony Greene
ASST. FINANCE DIRECTOR:	Jamey Owen

Any change to the persons occupying the above-mentioned positions will be communicated to the bank(s) via a revision of this document within 30 days of said change.

Thad H. Jablonski
Assistant City Manager, Finance Director
and City Recorder

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT
Bailey Fitzgerald, Sr. Administrative Assistant, bfitzgerald@columbiatn.com, 931-560-1612

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE AN EIGHTY-FOUR-MONTH LEASE AGREEMENT WITH WILLIAM C. HARGROVE FOR THE LEASE OF PROPERTY TO BE UTILIZED AS A FIRING RANGE IN THE AMOUNT OF $13,200 FOR FY23-24

RECOMMENDATION: Approve and authorize the execution of an 84-month lease agreement with William C. Hargrove for property utilized as a Firearms Range.

INFORMATION: The Police Department has had a non-exclusive lease on 84 acres of land on Williamsport Pike for use as a firearms range for a number of years. The Police Department wishes to execute an 84-month lease on approximately 5.5 acres at a cost of $ 13,200 annually, with a ten percent increase every three years (paid in quarterly payments). Due to the cost efficiency, the lease term is for a total of seven years.

CERTIFICATION: The Chief Financial Officer certifies that $13,200 is budgeted and unencumbered in Police Dept-Support Services - Rents.

LEASE

THIS LEASE, hereinafter called "Lease", is hereby made and entered into this _____ day of _____, 2023, by and between William C. Hargrove, a resident of Maury County, Tennessee, hereinafter called "Landlord" and the City of Columbia, Tennessee, a municipal corporation, hereinafter called "Tenant".

WITNESSETH:

1. **PREMISES, TERM AND RENT**: Landlord leases to tenant, and tenant hereby leases from landlord, approximately 5.5 acres more fully described in attached Exhibit A and located at 2701 Williamsport Pike, in Maury County, Tennessee, hereinafter called "the Premises."
   The term shall be for seven years with a ten percent increase every three years. August 1st 2023 to July 31st 2026 - $13,200, August 1st 2026 to July 31st 2029 - $14,520, August 1st 2029 to June 30th 2030 - $15,972

   Rent shall be paid quarterly in the amount of $3,300 within 30 days of receiving the invoice.

2. **EXCLUSIVENESS:** Landlord and Tenant agree that Tenant's right to the use of Landlord's property described above and in the attached photograph shall be exclusive to Columbia Police Department during the term of this lease.

3. **PERMITTED USE:** Landlord and Tenant agree that the purpose for such Lease is for Tenant's Police Department to use a portion of the Leased premises as a firing range and training area for the entire term of the lease.

4. **PROPERTY:** Tenant is permitted to make changes to the land to fit the needs of the fire range training. This includes but is not limited to placing of mobile structures, moving of dirt, and Etc.

   Tenant will be permitted to place fencing around the immediate area of use to secure tenants' property and keep area clear during live fire scenarios.

   Tenant agrees that at the end of the contract agreement, all property will be removed by the tenant.

5. **MAINTENANCE:** Tenant agrees to maintain the portions of such property used by the Police Department.

6. **INSURANCE:** All property of any kind that may at any time be used, left or placed on the premises during the term of this Lease shall be at the sole risk of tenant. The tenant shall carry contents coverage insurance on its contents as well as worker's compensation insurance to cover its employees. Landlord agrees to maintain general liability insurance on such property for his protection.

To the extent not covered by insurance, Tenant will save, indemnify and hold Landlord free and harmless from any and all liability or any injury, loss, or damage to personal property arising out of any cause associated with its use of the Leased premises. The tenant will also name the landlord as an additional insured party on the tenant's insurance.

7. **QUIET ENJOYMENT:** As long as Tenant is not in default hereunder, Landlord covenants that the Tenant shall peaceably use and enjoy the premises subject to the terms of the Lease. All entrances, exits, approaches, and means of ingress and egress and all acres to light and air now enjoyed by the premises shall be and remain intact and uninterrupted by any act of the Landlord during the term of this Lease.

8. **ASSIGNMENT AND SUB-LEASING:** Tenant may not assign or encumber this Lease or sub-let the Leased premises, either in whole or in part, without the prior written consent of the Landlord, which consent shall not be unreasonably withheld.

9. **NOTICE:** Any notices required to be sent hereunder shall be hand-delivered or sent by Certified Mail o the following addresses:

LANDLORD: William C. Hargrove
Sonny Hargrove Trucking
1281 Kinzer Lane
Columbia TN 38401

TENANT: City of Columbia
700 N. Garden
Street Columbia.
TN 3840I

10. **DEFAULT:** In the event of any default hereunder, Landlord or Tenant may at any time thereafter terminate the Lease upon thirty (30) days' notices to the other party.

11. **FIRE OR OTHER CASUALTY:** If the Premises should be damaged or destroyed by fire or other casualties so as to cause a material alteration in the character of the Premises and to prevent Tenant from using it in substantially the manner, therefore, used, either Landlord of

The tenant may terminate this Lease upon giving notice to the other within fourteen (14) days after the casualty occurs. Any unearned prepaid rent shall be refunded to Tenant.

12. **SURRENDER OF PREMISES:** At the expiration of the term of this Lease(06/03/2030), Tenant shall receive first consideration for renewal.

13. **ENVIRONMENTAL:** Tenant shall comply with all state and federal environmental protection laws and shall be responsible for taking any actions necessary to reach and maintain such compliance.

14. **ENTIRE AGREEMENT:** The entire understanding between the parties is set out in this Lease. This Lease shall be interpreted and construed in accordance with the laws of the State of Tennessee.

15. **SEVERABILITY:** The provisions of this Lease are severable in that should any provision be held to be illegal, invalid, or unenforceable by a Court of competent jurisdiction, the legality, validity, and enforceability of the other provisions herein shall not be affected but shall remain in full force and effect. **TERMINATION:** Either party may terminate this lease upon ninety (90) days written notice to the other party without penalty.

IN **WITNESS WHEREOF,** the parties hereto have set their respective hands or caused this instrument to be duly executed on the day and date first above written.

LANDLORD:

_____
WILLIAM C. HARGROVE

TENANT:

CITY OF COLUMBIA, TENNESSEE

By: _____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

APPROVED AS TO FORM:

_____
C. TIM TISHER, CITY ATTORNEY

W.E.S. – ENGINEERS AND SURVEYORS

2486 Nashville Highway
Columbia, TN 38401
931-388-2329

COLUMBIA LEASE AREAS

LEASE AREA 1

A portion of Tax Map 078, Parcel 049.01, the William and Cynthia Hargrove property as recorded in Deed Book R2545, page 1198, and shown on Plat Book P21, page 550, Plat of Survey for Kirby C. Howell Property, Maury County, Tennessee, and being more particularly described as follows.

Beginning at an existing ½" Iron Pin with Reese cap on the east side of William and Cynthia Hargrove property as recorded in Deed Book R2545, page 1198, and shown on Plat Book P21, page 550, Plat of Survey for Kirby C. Howell Property, said point lying on the west side of Ardiss and Tate Armstrong as recorded in Deed Book R2078, page 363, Plat of P13, Page 79, Minor Plat of Survey for Campbell and Due, and having a Tennessee State Plane Coordinate of North: 478,817.6, East: 1,619,660.9 (TDOT CORS);

Thence with the west property of aforesaid Armstrong, SOUTH 05°06'00" EAST a distance of 37.28' to a ½" Iron pin with Reese cap;
Thence with the same SOUTH 12°39'38" WEST a distance of 130.32' to an iron pin found;
Thence with the same SOUTH 12°34'56" WEST a distance of 78.84' to an iron pin found;
Thence with the same SOUTH 08°31'51" WEST a distance of 153.89' to a point;
Thence severing the property of William and Cynthia Hargrove property as recorded in Deed Book R2545, page 1198, and shown on Plat Book P21, page 550, Plat of Survey for Kirby C. Howell Property, NORTH 88°21'08" WEST a distance of 211.68' to a point;
Thence with the same, NORTH 45°50'47" WEST a distance of 171.29' to a point;
Thence with the same, NORTH 43°39'37" EAST a distance of 398.95' to a point;
Thence with the same, SOUTH 80°35'10" EAST a distance of 126.00', which is the point of beginning, having an area of 103,619 square feet, 2.38 acres

The property is subject easements that may exist either by record or prescription that a title search may reveal.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. – ENGINEERS AND SURVEYORS – Job #23569, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "W.E.S., RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 15TH day of August 2023.

Allen B. O'Leary
TN R.L.S. No. 1987

W.E.S. – ENGINEERS AND SURVEYORS

2486 Nashville Highway
Columbia, TN 38401
931-388-2329

LEASE AREA 2

A portion of Tax Map 078, Parcel 049.01, the William and Cynthia Hargrove property as recorded in Deed Book R2545, page 1198, and shown on Plat Book P21, page 550, Plat of Survey for Kirby C. Howell Property, Maury County, Tennessee, and being more particularly described as follows.

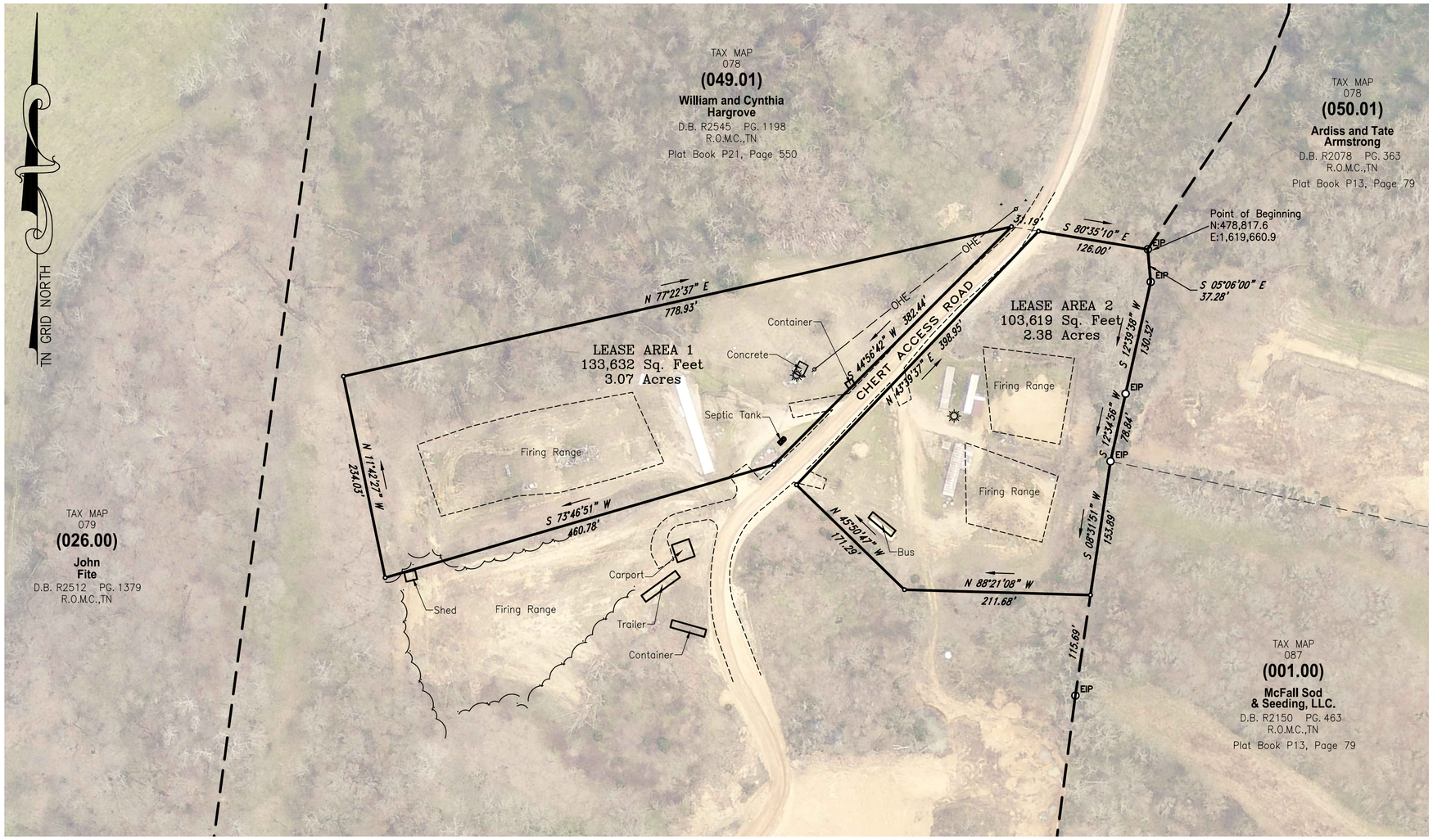
Beginning at the north east corner of Lease Area 2, said point lying NORTH 80°35'10" WEST a distance of 157.19' from an existing ½" Iron Pin with Reese cap on the east side of William and Cynthia Hargrove property as recorded in Deed Book R2545, page 1198, and shown on Plat Book P21, page 550, Plat of Survey for Kirby C. Howell Property, said point lying on the west side of Ardiss and Tate Armstrong as recorded in Deed Book R2078, page 363, Plat of P13, Page 79, Minor Plat of Survey for Campbell and Due, and having a Tennessee State Plane Coordinate of North: 478,817.6, East: 1,619,660.9 (TDOT CORS);

Thence severing the property of Hargrove, SOUTH 44°56'42" WEST a distance of 382.44' to a point;
Thence with the same SOUTH 73°46'51" WEST a distance of 460.78' to a point;
Thence with the same NORTH 11°42'27" WEST a distance of 234.03' to a point;
Thence with the same NORTH 77°22'37" EAST a distance of 778.93', which is the point of beginning, having an area of 133,632 square feet, 3.07 acres

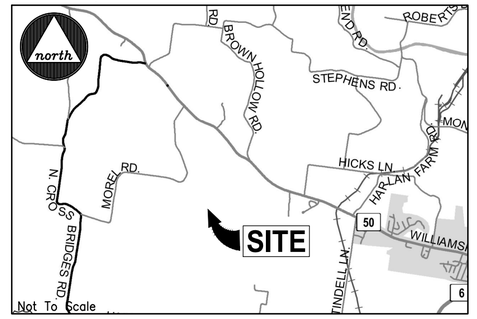
The property is subject easements that may exist either by record or prescription that a title search may reveal.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. – ENGINEERS AND SURVEYORS – Job #23569, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "W.E.S., RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 15TH day of August 2023.

Allen B. O'Leary
TN R.L.S. No. 1987



Location Map



Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure, portions of the survey were done utilizing a Carlson BRX7, utilizing Base and Rover.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category IV as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to Maury County's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcel is as shown hereon.
7. This property currently identified as Tax Map No. 078, Parcel No. 049.01, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: Plat Book P21, Page 550
9. Deed reference: Book R2545, Page 1198.
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and title search as provided by others and noted hereon.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Lease Descriptions

LEASE AREA 1

A portion of Tax Map 078, Parcel 049.01, the William and Cynthia Hargrove property as recorded in Deed Book R2545, page 1198, and shown on Plat Book P21, page 550, Plat of Survey for Kirby C. Howell Property, Maury County, Tennessee, and being more particularly described as follows.

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Thence with the west property of aforesaid Armstrong, SOUTH 05°06'00" EAST a distance of 37.28' to a ½" Iron pin with Reese cap;
Thence with the same SOUTH 12°39'38" WEST a distance of 130.32' to an iron pin found;
Thence with the same SOUTH 12°34'56" WEST a distance of 78.84' to an iron pin found;
Thence with the same SOUTH 08°31'51" WEST a distance of 153.89' to a point;
Thence severing the property of William and Cynthia Hargrove property as recorded in Deed Book R2545, page 1198, and shown on Plat Book P21, page 550, Plat of Survey for Kirby C. Howell Property, NORTH 88°21'08" WEST a distance of 211.68' to a point;
Thence with the same, NORTH 45°50'47" WEST a distance of 171.29' to a point;
Thence with the same, NORTH 43°39'37" EAST a distance of 398.95' to a point;
Thence with the same, SOUTH 80°35'10" EAST a distance of 126.00', which is the point of beginning, having an area of 103,619 square feet, 2.38 acres

The property is subject easements that may exist either by record or prescription that a title search may reveal.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. - ENGINEERS AND SURVEYORS - Job #23569, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "W.E.S., RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 15TH day of August 2023.

LEASE AREA 2

A portion of Tax Map 078, Parcel 049.01, the William and Cynthia Hargrove property as recorded in Deed Book R2545, page 1198, and shown on Plat Book P21, page 550, Plat of Survey for Kirby C. Howell Property, Maury County, Tennessee, and being more particularly described as follows.

Beginning at the north east corner of Lease Area 2, said point lying NORTH 80°35'10" WEST a distance of 157.19' from an existing ½" Iron Pin with Reese cap on the east side of William and Cynthia Hargrove property as recorded in Deed Book R2545, page 1198, and shown on Plat Book P21, page 550, Plat of Survey for Kirby C. Howell Property, said point lying on the west side of Ardiss and Tate Armstrong as recorded in Deed Book R2078, page 363, Plat of P13, Page 79, Minor Plat of Survey for Campbell and Due, and having a Tennessee State Plane Coordinate of North: 478,817.6, East: 1,619,660.9 (TDOT CORS);

Thence severing the property of Hargrove, SOUTH 44°56'42" WEST a distance of 382.44' to a point;
Thence with the same SOUTH 73°46'51" WEST a distance of 460.78' to a point;
Thence with the same NORTH 11°42'27" WEST a distance of 234.03' to a point;
Thence with the same NORTH 77°22'37" EAST a distance of 778.93', which is the point of beginning, having an area of 133,632 square feet, 3.07 acres

The property is subject easements that may exist either by record or prescription that a title search may reveal.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. - ENGINEERS AND SURVEYORS - Job #23569, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "W.E.S., RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 15TH day of August 2023.

Surveyor's Certification (Tennessee)

I hereby certify that this is a Category "IV" survey, meets or exceeds the Minimum Technical Standards for Land Surveyors, and the ratio of precision of the undjusted survey is greater than 1:10,000 as shown hereon, and was done in compliance with the current Minimum Technical Standards.

Allen B. O'Leary

Allen B. O'Leary, TN RLS #1987

8/15/23

Date

I hereby certify this is a true and accurate survey and meets or exceeds the current Minimum Standards and Applications of a Category IV (Remote Sensing) survey as defined in T.C.A. 0820-03-.07C(5).

Equipment:	Carlson BRX7, Base and Rover
Positional Accuracy:	HRMS =0.04 SD=0.008, VRMS=0.075 SD=0.013
Geoid:	NGS2012B
Date:	June 2023

Legend

- EIP / IPS — Iron Rod Found / Iron Rod Set
- I.P.F. — Iron Pipe Found
- AXLE — Axle Found
- ECM — Fence Post / Concrete Monument Existing
- P.K.F. — PK Nail Found
- P.K.S. — PK Nail Set
- R.R.S.F. — Railroad Spike Found
- R.R.S.S. — Railroad Spike Set
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Catch Basin
- Curb Inlet
- Storm Pipe
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Cable Riser
- Electric Riser
- Telephone Riser
- Telephone Booth
- Gas Meter
- Gas Valve
- Light Pole
- Power Pole
- Telephone Pole
- Guy Pole
- Power Pole
- Flag Pole
- Guy Wire
- Mailbox
- Parking Block
- Satellite Dish
- Handicap Parking
- Water Spigot
- Bollard
- Evergreen Tree
- Deciduous Tree
- Bush
- Sign
- Adjoining Property Line
- Subject Property Line
- Easement Line
- Building Setback Line
- Centerline
- Edge of Pavement
- Edge of Gravel
- Fence Line
- Landscape
- Woods / Tree line
- Edge of Water
- Ditch / Creek Centerline
- Minor Contour Line
- Index Contour Line
- G — Gas Line
- SA — Sanitary Sewer Line
- W — Water Line
- ST — Storm Sewer Line
- OH — Overhead Utility Line
- OHC — Overhead Cable Line
- OHE — Overhead Electric Line
- OHT — Overhead Telephone Line
- UG — Underground Utility Line
- UGC — Underground Cable Line
- UGE — Underground Electric Line
- UGT — Underground Telephone Line
- FM — Forced Main Line

ALLEN B. O'LEARY — REGISTERED LAND SURVEYOR — XVI — AGRICULTURE — COMMERCE — TENNESSEE NO. 1987

allen@wesengineers.com

©2023

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE (931) 388-2329
www.wesengineers.com

ENGINEERS & SURVEYORS

Client
Rainey Pogue
P.O. BOX 384
Columbia, TN 38402
(931) 215-1299

PLAT OF SURVEY
COLUMBIA FIRING RANGE LEASE
TAX MAP 078, PARCEL 049.01, Maury County, TN

DATE	REVISIONS

Drawn: B.O
Checked:
Approved:
Date: July 23, 2023

Job. no. 23569
Scale:
Vertical:
Horizontal:

FILE:J:\WES_Engineers_Surveyors 2023\23569 - Williamsport Pike - City of Columbia\Dwg\Survey\23569 Williamsport Survey.dwg

©2023

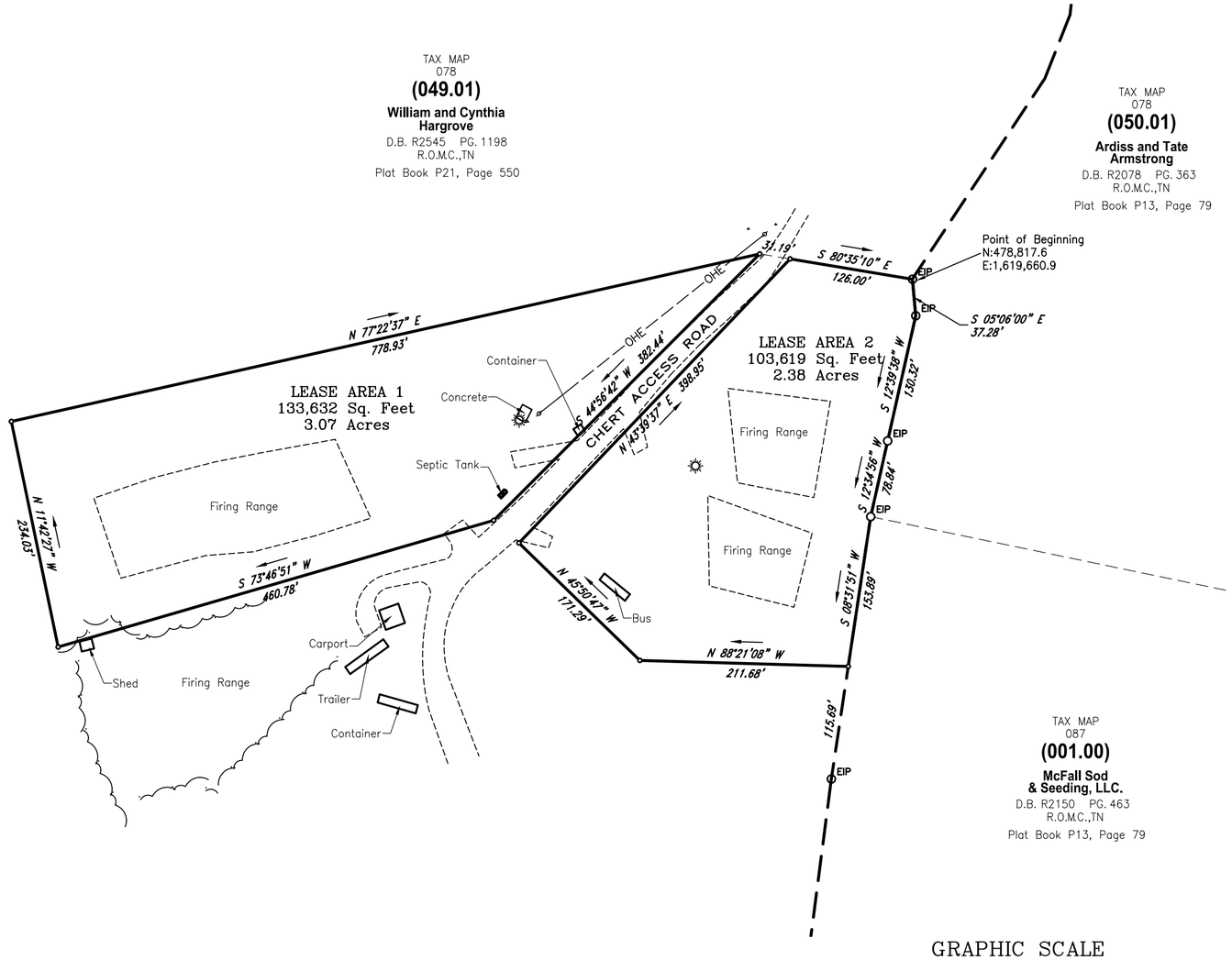
TN GRID NORTH

TAX MAP
079
(026.00)
John Fite
D.B. R2512 PG. 1379
R.O.M.C.,TN

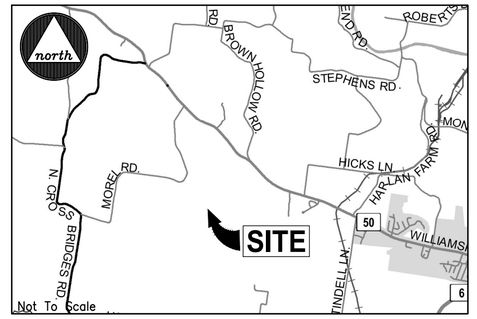
TAX MAP
078
(049.01)
William and Cynthia Hargrove
D.B. R2545 PG. 1198
R.O.M.C.,TN
Plat Book P21, Page 550

TAX MAP
078
(050.01)
Ardiss and Tate Armstrong
D.B. R2078 PG. 363
R.O.M.C.,TN
Plat Book P13, Page 79

TAX MAP
087
(001.00)
McFall Sod & Seeding, LLC.
D.B. R2150 PG. 463
R.O.M.C.,TN
Plat Book P13, Page 79



Location Map



Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure, portions of the survey were done utilizing a Carlson BRX7, utilizing Base and Rover.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category IV as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to Maury County's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcel is as shown hereon.
7. This property currently identified as Tax Map No. 078, Parcel No. 049.01, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: Plat Book P21, Page 550
9. Deed reference: Book R2545, Page 1198.
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and title search as provided by others and noted hereon.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

Lease Descriptions

LEASE AREA 1

A portion of Tax Map 078, Parcel 049.01, the William and Cynthia Hargrove property as recorded in Deed Book R2545, page 1198, and shown on Plat Book P21, page 550, Plat of Survey for Kirby C. Howell Property, Maury County, Tennessee, and being more particularly described as follows.

Beginning at an existing ½" Iron Pin with Reese cap on the east side of William and Cynthia Hargrove property as recorded in Deed Book R2545, page 1198, and shown on Plat Book P21, page 550, Plat of Survey for Kirby C. Howell Property, said point lying on the west side of Ardiss and Tate Armstrong as recorded in Deed Book R2078, page 363, Plat of P13, Page 79, Minor Plat of Survey for Campbell and Due, and having a Tennessee State Plane Coordinate of North: 478,817.6, East: 1,619,660.9 (TDOT CORS);

Thence with the west property of aforesaid Armstrong, SOUTH 05°06'00" EAST a distance of 37.28' to a ½" Iron pin with Reese cap;
Thence with the same SOUTH 12°39'38" WEST a distance of 130.32' to an iron pin found;
Thence with the same SOUTH 12°34'56" WEST a distance of 78.84' to an iron pin found;
Thence with the same SOUTH 08°31'51" WEST a distance of 153.89' to a point;
Thence severing the property of William and Cynthia Hargrove property as recorded in Deed Book R2545, page 1198, and shown on Plat Book P21, page 550, Plat of Survey for Kirby C. Howell Property, NORTH 88°21'08" WEST a distance of 211.68' to a point;
Thence with the same, NORTH 45°50'47" WEST a distance of 171.29' to a point;
Thence with the same, NORTH 43°39'37" EAST a distance of 398.95' to a point;
Thence with the same, SOUTH 80°35'10" EAST a distance of 126.00', which is the point of beginning, having an area of 103,619 square feet, 2.38 acres

The property is subject easements that may exist either by record or prescription that a title search may reveal.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. - ENGINEERS AND SURVEYORS - Job #23569, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "W.E.S., RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 15TH day of August 2023.

LEASE AREA 2

A portion of Tax Map 078, Parcel 049.01, the William and Cynthia Hargrove property as recorded in Deed Book R2545, page 1198, and shown on Plat Book P21, page 550, Plat of Survey for Kirby C. Howell Property, Maury County, Tennessee, and being more particularly described as follows.

Beginning at the north east corner of Lease Area 2, said point lying NORTH 80°35'10" WEST a distance of 157.19' from an existing ½" Iron Pin with Reese cap on the east side of William and Cynthia Hargrove property as recorded in Deed Book R2545, page 1198, and shown on Plat Book P21, page 550, Plat of Survey for Kirby C. Howell Property, said point lying on the west side of Ardiss and Tate Armstrong as recorded in Deed Book R2078, page 363, Plat of P13, Page 79, Minor Plat of Survey for Campbell and Due, and having a Tennessee State Plane Coordinate of North: 478,817.6, East: 1,619,660.9 (TDOT CORS);

Thence severing the property of Hargrove, SOUTH 44°56'42" WEST a distance of 382.44' to a point;
Thence with the same SOUTH 73°46'51" WEST a distance of 460.78' to a point;
Thence with the same NORTH 11°42'27" WEST a distance of 234.03' to a point;
Thence with the same NORTH 77°22'37" EAST a distance of 778.93', which is the point of beginning, having an area of 133,632 square feet, 3.07 acres

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Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. - ENGINEERS AND SURVEYORS - Job #23569, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "W.E.S., RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 15TH day of August 2023.

Surveyor's Certification (Tennessee)

I hereby certify that this is a Category "IV" survey, meets or exceeds the Minimum Technical Standards for Land Surveyors, and the ratio of precision of the undjusted survey is greater than 1:10,000 as shown hereon, and was done in compliance with the current Minimum Technical Standards.

Allen B. O'Leary

Allen B. O'Leary, TN RLS #1987

8/15/23
Date

I hereby certify this is a true and accurate survey and meets or exceeds the current Minimum Standards and Applications of a Category IV (Remote Sensing) survey as defined in T.C.A. 0820-03-.07C(5).

Equipment:	Carlson BRX7, Base and Rover
Positional Accuracy:	HRMS =0.04 SD=0.008, VRMS=0.075 SD=0.013
Geoid:	NGS2012B
Date:	June 2023

ALLEN B. O'LEARY
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1987

allen@wesengineers.com

Legend

- EIP Iron Rod Found
- IPS Iron Rod Set
- I.P.F. Iron Pipe Found
- AXLE Axle Found
- ECM Fence Post
- Concrete Monument Existing
- P.K.F. PK Nail Found
- P.K.S. PK Nail Set
- R.R.S.F. Railroad Spike Found
- R.R.S.S. Railroad Spike Set
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Catch Basin
- Curb Inlet
- Storm Pipe
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Cable Riser
- Electric Riser
- Telephone Riser
- Telephone Booth
- Gas Meter
- Gas Valve
- Light Pole
- Power Pole
- Telephone Pole
- Guy Pole
- Power Pole
- Flag Pole
- Guy Wire
- Mailbox
- Parking Block
- Satellite Dish
- Handicap Parking
- Water Spigot
- Bollard
- Evergreen Tree
- Deciduous Tree
- Bush
- Sign
- Adjoining Property Line
- Subject Property Line
- Easement Line
- Building Setback Line
- Centerline
- Edge of Pavement
- Edge of Gravel
- Fence Line
- Landscape
- Woods / Tree line
- Edge of Water
- Ditch / Creek Centerline
- Minor Contour Line
- Index Contour Line
- G Gas Line
- SA Sanitary Sewer Line
- W Water Line
- ST Storm Sewer Line
- OH Overhead Utility Line
- OHC Overhead Cable Line
- OHE Overhead Electric Line
- OHT Overhead Telephone Line
- UG Underground Utility Line
- UGC Underground Cable Line
- UGE Underground Electric Line
- UGT Underground Telephone Line
- FM Forced Main Line

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE (931) 388-2329
www.wesengineers.com

ENGINEERS & SURVEYORS

Client
Rainey Pogue
P.O. BOX 384
Columbia, TN 38402
(931) 215-1299

PLAT OF SURVEY
COLUMBIA FIRING RANGE LEASE
TAX MAP 078, PARCEL 049.01, Maury County, TN

DATE	REVISIONS

Drawn: B.O
Checked:
Approved:
Date: July 23, 2023

Job. no. 23569
Scale:
Vertical:
Horizontal:

FILE:J:\WES_Engineers_Surveyors 2023\23569 - Williamsport Pike - City of Columbia\Dwg\Survey\23569 Williamsport Survey.dwg

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Ginger Adams, Sr. Administrative Assistant, gadams@columbiatn.com, 931-560-1723

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE SOLE SOURCE PROCUREMENT FOR A THERMO SCIENTIFIC FIRSTDEFENDER RMX UNIT IN THE AMOUNT OF $53,550 (FIFTY-THREE THOUSAND FIVE HUNDRED FIFTY DOLLARS) FOR FIRE & RESCUE, EMERGENCY MANAGEMENT DIVISION

RECOMMENDATION: Approve**.**

INFORMATION: The Emergency Management Division is requesting the sole source procurement for a Thermo Scientific FirstDefender RMX unit for rapid, accurate identification of unknown chemicals including explosives, narcotics, toxic industrial chemicals, precursors, white powders and more. Responder and community safety are critical when analyzing potentially hazardous materials. This instrument provides more flexibility and increased safety for first responders.

CERTIFICATION: The Chief Financial Officer certifies that $53,550 is budgeted and unencumbered in Fire Dept - Emer Mgmt - Controllable Assets.

ThermoFisher
SCIENTIFIC
The world leader
in serving science

August 3, 2023

To Whom It May Concern:

ThermoFisher Scientific is sole source for the Thermo Scientific FirstDefender RMX for the State of Tennessee. This includes any and all upgrades or trade in offers.

We do not have any resellers that can respond to any solicitations. Any bid responses or Request For Quotations that submitted that are non-ThermoFisher Scientific will not be honored as none have any agreements that state otherwise.

If you have any further questions, please do not hesitate to contact me at 979.777.2874. Thank you and stay safe.

Sincerely,

Scott Fitzpatrick
Safety and Security Specialist
Cell: 979.777.2874

Thermo Scientific (formerly Ahura Scientific)
Portable Analytical Instruments
www.thermo.com/ahura
scott.fitzpatrick@thermo.com



FIRSTDEFENDER RMX

TECHNOLOGY FROM: THERMO SCIENTIFIC

FirstDefender RMX is an all-optical Raman system designed for use by first responders, homeland security, military, law enforcement and forensic chemistry personnel. Significant enhancements have been made in speed, performance, mixture analysis, user interface and use mode with the fixed probe and optional robot integration.

KEY FEATURES

- Flexible use modes: handheld point-and-shoot with fixed probe, mount to select tactical robots, or integrated vial mode
- Robot integration
- Quickly identifies unknown solid and liquid chemicals down range including explosives, toxic industrial chemicals (TICs), chemical warfare agents (CWAs), narcotics, precursors, white powders and more
- Mixture analysis automatically determines presence of mixed and contaminated chemicals
- Weighs 919g (2.0 lbs) for easy transportation down range
- Certified to MIL-STD 810G standards for ruggedness and environmental protection to IP67 standards against dust and water up to one meter
- Menu driven user interface requires minimal training
- No scheduled maintenance or calibration
- Non-destructive testing maintains sample integrity
- Powered using rechargeable battery; wall plug; or commonly available SureFire disposable batteries
- Fully operable over a wide temperature range (-20°C to +40°C)
- Integrated NIOSH and CAMEO database provides detailed hazard data on scene
- 24/7 technical and reach back support provided for all units

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kellye Murphy, Marketing & Tourism Director, kmuprhy@columbiatn.com, 931-560-1010

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND TRAILHEAD MEDIA IN THE AMOUNT OF $9,750 FOR DIGITAL BILLBOARD ADVERTISING ON NORTHBOUND INTERSTATE 65

RECOMMENDATION: Approve.

INFORMATION: Digital billboards are just one tactic of the Visit Columbia marketing strategy designed to reach thousands of travelers daily along interstates and surface streets of the Nashville/Middle TN area, encouraging and inspiring travel to Columbia while building brand awareness.

CERTIFICATION: The Chief Financial Officer certifies that $9,750 is budgeted and unencumbered in Tourism Enhancement-General Fund - Professional Services.

Trailhead MEDIA

2023-08-09 08:47:04 4310-3

CONTRACT FOR OUTDOOR ADVERTISING

CONTRACTED BY:			ON BEHALF OF ADVERTISER:		
CUSTOMER #	29747	C03126	CUSTOMER #		
NAME	Visit Columbia TN		NAME		
ADDRESS	700 North Garden St		ADDRESS		
CITY/STATE/ZIP	Columbia, TN 38401		CITY/STATE/ZIP		
CONTACT	Kellye Murphy		CONTACT		
EMAIL ADDRESS	kmurphy@columbiatn.com		EMAIL ADDRESS		
PHONE #	931-560-1575		PHONE #		
P.O.#					
ADVERTISER	Visit Columbia TN				

Qty	Product Description	Illum	Size	Term in 4-week Periods	Service Dates	Production Rate	Rate Per Period
1	10787-1, Digital, TN 1, I-65 330' S/O Luther Sharp Rd WS, SE/F, Regular, 1 Slot	Yes	10'6 x 36' (416px x 1472px)	13	10/01/2023 - 09/28/2024	0.00	750.00
		Amount Per Period (Net)					$750.00
		Total					$9,750.00
		Estimated Production (Contract) TOTAL Additional Production May be Ordered Upon Request.				$0.00	
		Grand Total (Net)					$9,750.00

Notes:

Agency/Advertiser hereby contracts for the outdoor advertising services described above upon the terms set forth above AND ON PAGE 2 OF 2. Contracts transmitted to Trailhead Media, LLC via fax machines or e-mail are to be treated as original contracts and are subject to the terms and conditions on the second page. This contract must be signed by both Agency or Advertiser and Trailhead Media, LLC to be effective. This contract is non-cancelable by agency/advertiser.

Advertiser:	Agency:
Signature: _____	Signature: _____
Printed Name: _____ Date: _____	Printed Name: _____ Date: _____

Trailhead Media, LLC

Signature: Name: Date:

FOR INTERNAL USE: (T)

New ✓
Renewal

Account Executive
Bobby L. Hart
Ph#: 731-267-3121

Mailing Address
Ph#:

Approved as to Legal Form:
C. Tim Tisher, City Attorney

TERMS AND CONDITIONS

1. Relationship of the Parties :

(a) If this Agreement is with an Agency, Agency represents that it possesses the authority to act and is acting as agent (with authority to fully bind) for the Advertiser named on the face hereof (the "Advertiser").

i. If Agency has signed, Agency will be liable for the payment of sums due under this Agreement and Trailhead will look solely to Agency for the payment thereof, unless and until Agency becomes delinquent in its payments to Trailhead, or insolvent, at which time, without relieving the Agency of such liability until Trailhead is paid in full, Advertiser will be liable jointly and severally to Trailhead on all unpaid amounts due under this Agreement.

ii. Nothing herein contained relating to the payment of billings by Agency will be construed so as to relieve Advertiser of, or diminish Advertiser's liability for, breach of its obligations hereunder.

iii. If this Agreement is with an Agency (a.k.a media buying service), all references herein to "Advertiser" will apply to such Agency.

(b) If this Agreement is made directly with Advertiser, reference herein to "Advertiser" will apply to the business referenced herein as Advertiser.

2. Payment: Advertiser agrees to pay the total price according to the payment schedule set out in this Agreement. This Agreement is not cancellable by Advertiser. All such payments are due within fifteen (15) days of invoicing of each applicable advertising period and are subject to a late payment charge of 1.5% per month (prorated for partial months), or the maximum amount permitted by law, whichever is less, on the outstanding balance not paid by the due date. All checks must be made payable to "Trailhead Media, LLC" and sent to Trailhead's address on the first page of this Agreement. Advertiser will be solely responsible for the payment of any additional sales, use, privilege, excise, commercial rent, and/or other taxes imposed or assessed by a governmental/quasi-governmental agency against Advertiser, in connection with this Agreement. If Advertiser does not pay any amount when due under this Agreement, or otherwise fails to perform any of its obligations under this Agreement, Trailhead may, in addition to any other remedies available to Trailhead in law or in equity, cease all of Advertiser's advertising at the subject location(s), declare all unpaid sums immediately due and payable, terminate the Agreement in writing to Agency/Advertiser, and retain all sums previously received from Advertiser as a setoff against expenses incurred by Trailhead.

3. Advertiser supplied Artwork: All display copy (including, without limitation, artwork, content, and design) must be received by Trailhead at least five (5) business days prior to the scheduled date to post in order to ensure timely placement of advertising. Failure to timely submit copy will not result in a reduction or credit of fees paid for the applicable period of placement under this Agreement. Advertiser is responsible for all costs and expenses in connection with such copy, including the production thereof.

4. Artwork Designed by Trailhead: Advertiser shall be given two "proof" presentations, after which Advertiser shall be responsible for the payment of design fees at the rate of $150 per change. Advertiser shall be responsible for the full contract display period even if the advertisement cannot be displayed for the full contract period due to late approval and / or delivery of artwork. Advertiser understands the quality of the final design is determined by the materials provided.

5. Approval of Content: Trailhead retains the right of prior approval over all such creative, editorial, entertainment, and commercial content, and may reject any of same (in whole or in part) in its sole and absolute discretion. Advertiser shall deliver such creative and content to Trailhead for such approval process at least ten (10) days prior to the date scheduled for posting.

6. Marks: Advertiser represents and warrants that it is the owner of the trademarks and/or copyrights, or has secured all rights thereto, for all images and advertisement provided to Trailhead for placement and exhibition. Advertiser agrees to defend, indemnify, and hold harmless Trailhead and its officers, directors, members, employees, agents, representatives, affiliates, successors, and assigns from all liability, claims, demands, losses, damages or judgments, including costs and attorneys' fees, arising out of or in connection with the images and advertisement provided by Advertiser.

7. Obligations of Trailhead:

(a) If materials are timely delivered by Advertiser under Paragraph 3 above and approved by Trailhead under Paragraph 4 above, Trailhead will complete posting thereof no later than five (5) business days after the scheduled posting date under this Agreement. Advertiser will have the benefit of the full term of display from the average date of posting, unless such materials are not timely delivered under such Paragraph 3.

(b) Trailhead may reject the content of any advertising copy, submitted by Advertiser for any reason whatsoever, in its sole and absolute discretion. In addition, Trailhead may require advertising copy to be removed at any time once displayed.

(c) Trailhead shall retain exclusive control of the display of the advertising copy.

(d) Proof of Performance Policy: Trailhead will provide one (1) close-up photo or digital print for each creative execution. Rotation cycles will not be photographed unless the Advertising Copy changes.

8. Force Majeure: Trailhead shall not be liable to Advertiser or any other party for any failure to perform any part of this Agreement, including, without limitation, the failure of any advertisement to post or display due to: mechanical or equipment failure; federal, state, or local government action, statute, ordinance, rule, order, or regulation; strike or other labor trouble; riot or other civil disturbance; sabotage, fire, flood, wind, lightning or electrical storm; environmental hazard or other acts of God; pandemics or epidemics; inability to secure equipment or necessary ancillary material or supplies; or, without limiting the foregoing, by any other cause, contingency, or circumstance not subject to or within Trailhead's reasonable control which prevents or hinders Trailhead's performance of this Agreement (each, a "Force Majeure Event"). Any failure to perform or suspension of performance by Trailhead due to a Force Majeure Event shall not constitute a default or breach under this Agreement and Trailhead's sole liability therefore will be to apply a pro-rata credit towards Advertiser's final bill for any day in which Trailhead was unable to perform due to a Force Majeure Event. The operational failure of the signage as required herein will not constitute a default or breach under this Agreement, but Advertiser will be entitled to a return of value equivalent to the value of lost circulation, but not to exceed 20% of the contract price for the period of such operational failure.

9. Default; Remedies : Trailhead may terminate this Agreement immediately by written notice to Advertiser if Advertiser (i) fails to timely deliver any payment to Trailhead, or (ii) materially breaches any other provision of this Agreement and fails to cure such breach to Trailhead's reasonable satisfaction within ten (10) days after receiving written notice of such breach. Upon such termination by Trailhead, all unpaid amounts due from Advertiser to Trailhead during the entire term of this Agreement will immediately become due and payable, together with any late charges under Paragraph 2 above, and Trailhead shall be entitled to pursue all other available legal and equitable remedies in connection therewith, which remedies shall be cumulative. Advertiser may, upon written notice to Trailhead, terminate this Agreement upon material breach and failure to cure the same by Trailhead within ten (10) days after receiving a written notice thereof from Advertiser. Upon such termination by Advertiser, as Advertiser's sole and exclusive remedies, Trailhead will reimburse Advertiser for any amounts paid by Advertiser to Trailhead for periods in which the advertising copy was not displayed in accordance with this Agreement. Advertiser shall not be entitled to, and hereby waives any and all claims for, liquidated or consequential damages. Additionally, in no event shall Advertiser be entitled to specific performance or any other equitable remedy related to this Agreement.

10. Limitation of Damages : NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS AGREEMENT, IN NO EVENT SHALL Trailhead BE LIABLE FOR INDIRECT, INCIDENTAL, LIQUIDATED, OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS) SUSTAINED OR INCURRED IN CONNECTION WITH SERVICES OR ADVERTISING PROVIDED OR TO BE PROVIDED UNDER THIS AGREEMENT, REGARDLESS OF THE FORM OF ACTION, WHETHER OR NOT SUCH DAMAGES WERE FORESEEN OR UNFORESEEN. IN NO EVENT SHALL Trailhead BE LIABLE FOR DAMAGES, LOSSES OR EXPENSES OF ANY NATURE WHATSOEVER THAT MAY RESULT FROM THE FRAUDULENT OR UNAUTHORIZED USE OF TRADEMARKS, SERVICE MARKS OR OTHER THIRD-PARTY PROPERTY INTERESTS OR CONTENT PROVIDED BY ANY PARTY HEREUNDER.

11. Ownership of Materials . Unless otherwise stated to the contrary on page one of this Agreement, all copy (including, without limitation, artwork, content, design, and vinyls) delivered to Trailhead in connection with this Agreement will become the sole property of Trailhead and may be disposed of as it deems appropriate. Should Advertiser elect to retain such copy(if expressly provided on page one of this Agreement) and fail to retrieve such copy within 30 days of the termination or scheduled expiration thereof, such copy will become the sole property of Trailhead and may be disposed of as it deems appropriate in its sole and absolute discretion without any liability to Agency or Advertiser.

12. Assignment . Without the prior written consent of Trailhead (in its sole and absolute discretion), (i) Agency may not assign this Agreement, except to another agency which succeeds to its business of representing Advertiser and provided that such successor agency assumes (in writing delivered to Trailhead) all of Agency's obligations under this Agreement, and (ii) Advertiser may not assign this Agreement. Advertiser may, upon prior written notice to Trailhead, elect to change the entity serving as "Agency" under this Agreement, provided that such successor agency assumes (in writing delivered to Trailhead) all of Agency's obligations under this Agreement. Trailhead shall be permitted to assign this Agreement, without the consent of Agency or Advertiser, to (i) any affiliate of Trailhead; (ii) an entity that directly or indirectly controls, is controlled by or is under common control with Trailhead where the term "control" means the power to direct the management of an entity through voting rights, ownership or contractual obligations, or otherwise; (iii) an entity which acquires all or substantially all of the assets, or at least a majority of the membership interests, of Trailhead; (iv) an entity which acquires the sign location(s) upon which Agency's/Advertiser's advertisements are located; and/or (v) a lender as a collateral assignment in connection with financing.

13. Confidentiality . Except as previously approved in writing by Trailhead (in its sole and absolute discretion), during and following the term of this Agreement, Agency may disclose the rates, payment terms and other financial terms of this Agreement solely to the Advertiser and their respective employees who have a legitimate need to know such information and shall not disclose any such information to any other third parties. If Agency breaches such confidentiality provisions, Trailhead shall be entitled to terminate this Agreement (including all advertising and services to be provided by Trailhead hereunder) immediately on written notice to Agency, retain any and all deposits and other amounts paid by Agency hereunder, any pursue all other available rights and remedies under applicable law, including, without limitation, injunctive relief. This confidentiality provision shall survive the expiration or earlier termination of this Agreement.

14. Notice: Each Party must provide notices or other communications to the other party in writing by certified mail, hand delivery or delivery by a reputable overnight carrier service to the address noted on page one of this Agreement. The date of notice will be deemed the day the notice is received.

15. Jurisdiction and Venue: This Agreement will be interpreted and enforced under the laws of the State of Mississippi, without regard to conflict of law rules. In the event that any form of legal process is initiated hereunder or in any way related to this Agreement, Agency agrees venue and jurisdiction shall be vested in federal and state courts sitting in Jones County, Mississippi.

16. Attorneys' Fees and Costs: The prevailing party to any proceeding brought to enforce the terms of this Agreement shall be entitled to a reimbursement of reasonable attorneys' fees and costs from the non-prevailing party.

17. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of the Agreement shall nonetheless remain in full force and effect.

18. Entire Agreement and Modification: This Agreement constitutes the entire agreement between the parties with respect to the subject matter. The parties represent that there are no oral or written agreements or representations affecting this Agreement and that this Agreement supersedes and takes precedence over any and all prior agreements, negotiations and understandings, if any, made by and between Trailhead (or its predecessor) and Advertiser with regards to the subject matter hereof. This Agreement may not be modified except by written instrument signed by an authorized representative of both parties.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kellye Murphy, Marketing & Tourism Director, kmuprhy@columbiatn.com, 931-560-1010

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND LAMAR ADVERTISING IN THE AMOUNT OF $12,000 FOR DIGITAL BILLBOARD ADVERTISING IN THE NASHVILLE/MIDDLE TN AREA

RECOMMENDATION: Approve.

INFORMATION: Digital billboards are just one tactic of the Visit Columbia marketing strategy designed to reach thousands of travelers daily along interstates and surface streets of the Nashville/Middle TN area, encouraging and inspiring travel to Columbia while building brand awareness.

CERTIFICATION: The Chief Financial Officer certifies that $12,000 is budgeted and unencumbered in Tourism Enhancement-General Fund - Professional Services.

Nashville
1993 Southerland Drive
Nashville, TN 37207
Phone: 615-228-5500
Fax: 615-228-5997

LAMAR

CONTRACT # 4286171

Date: 8/28/2023
New/Renewal: NEW
Account Executive: Erica Bussell
Phone: 615-228-5500

CONTRACTED DIRECTLY BY ADVERTISER	
Customer #	759919-0
Name	THE CITY OF COLUMBIA
Address	700 NORTH GARDEN STREET
City/State/Zip	COLUMBIA, TN 38401
Contact	Kellye Murphy
Email Address	kmurphy@columbiatn.com
Phone #	(931) 560-1575
Fax #	
P.O./ Reference #	
Advertiser/Product	THE CITY OF COLUMBIA
Campaign	

Space

# of Panels: 4 — Billing Cycle: Every 4 weeks

Panel # TAB ID	Market	Location	Illum	Media Type	Size	Misc	Service Dates	# Service Periods	Invest Per Period	Cost
TBD (1)	030-NASHVILLE, TN	TBD		Digital Bulletin		Design:Interstate Bulletin	11/06/23-12/31/23	2	$3,000.00	$6,000.00
TBD (1)	030-NASHVILLE, TN	TBD		Digital Bulletin		Design:Surface Street Bulletin	11/06/23-12/31/23	2	$1,000.00	$2,000.00
TBD (1)	030-NASHVILLE, TN	TBD		Digital Poster		Design:Surface Street Poster	11/06/23-12/31/23	2	$500.00	$1,000.00
TBD (1)	030-NASHVILLE, TN	TBD		Digital Bulletin		Design:Interstate Bulletin	03/04/24-03/31/24	1	$3,000.00	$3,000.00
									Total Space Costs:	$12,000.00

Special Considerations: All space is booked as "preemptible" and locations will be scheduled based on available space.

Advertiser authorizes and instructs The Lamar Companies (Lamar) to display in good and workmanlike manner, and to maintain for the terms set forth above, outdoor advertising displays described above or on the attached list. In consideration thereof, Advertiser agrees to pay Lamar all contracted amounts within thirty (30) days after the date of billing. Advertiser acknowledges and agrees to be bound by the terms and conditions on all pages of this contract.

The Agency representing this Advertiser in the contract executes this contract as an agent for a disclosed principal, but hereby expressly agrees to be liable jointly and severally and in solido with Advertiser for the full and faithful performance of Advertiser's obligations hereunder. Agency waives notice of default and consents to all extensions of payment.

The undersigned representative or agent of Advertiser hereby warrants to Lamar that he/she is the Mayor of Columbia
(Officer/Title)
of the Advertiser and is authorized to execute this contract on behalf of the Advertiser.

Customer: THE CITY OF COLUMBIA

Signature: (signature above)

Name: (print name above)

Date: (date above)

Approved as to Legal Form:
C. Tim Tisher, City Attorney

THE LAMAR COMPANIES

This contract is NOT BINDING UNTIL ACCEPTED by a Lamar General Manager.

ACCOUNT EXECUTIVE: Erica Bussell | GENERAL MANAGER | DATE

INITIALS _____

Nashville
1993 Southerland Drive
Nashville, TN 37207
Phone: 615-228-5500
Fax: 615-228-5997

LAMAR

CONTRACT # 4286171

Date: 8/28/2023
New/Renewal: NEW
Account Executive: Erica Bussell
Phone: 615-228-5500

STANDARD CONDITIONS

1. Late Artwork: The Advertiser must provide or approve art work, materials and installation instructions ten (10) days prior to the initial Service Date. In the case of default in furnishing or approval of art work by Advertiser, billing will occur on the initial Service Date.

2. Copyright/Trademark: Advertiser warrants that all approved designs do not infringe upon any trademark or copyright, state or federal. Advertiser agrees to defend, indemnify and hold Lamar free and harmless from any and all loss, liability, claims and demands, including attorney's fees arising out of the character contents or subject matter of any copy displayed or produced pursuant to this contract.

3. Payment Terms: Lamar will, from time to time at intervals following commencement of service, bill Advertiser at the address on the face hereof. Advertiser will pay Lamar within thirty (30) days after the date of invoice. If Advertiser fails to pay any invoice when it is due, in addition to amounts payable thereunder, Advertiser will promptly reimburse collection costs, including reasonable attorney's fees plus a monthly service charge at the rate of 1.5% of the outstanding balance of the invoice to the extent permitted by applicable law. Delinquent payment will be considered a breach of this contract. Payments will be applied as designated by the Advertiser; non designated payments will be applied to the oldest invoices outstanding.

4. Service Interruptions: If Lamar is prevented from posting or maintaining any of the spaces by causes beyond its control of whatever nature, including but not limited to acts of God, strikes, work stoppages or picketing, or in the event of damage or destruction of any of the spaces, or in the event Lamar is unable to deliver any portion of the service required in this contract, including buses in repair, or maintenance, this contract shall not terminate. Credit shall be allowed to Advertiser at the standard rates of Lamar for such space or service for the period that such space or service shall not be furnished or shall be discontinued or suspended. In the case of illumination, should there be more than a 50% loss of illumination, a 20% pro-rata credit based on four week billing will be given. If this contract requires illumination, it will be provided from dusk until 11:00p.m. Lamar may discharge this credit, at its option, by furnishing advertising service on substitute space, to be reasonably approved by Advertiser, or by extending the term of the advertising service on the same space for a period beyond the expiration date. The substituted or extended service shall be of a value equal to the amount of such credit.

5. Entire Agreement: This contract, all pages, constitutes the entire agreement between Lamar and Advertiser. Lamar shall not be bound by any stipulations, conditions, or agreements not set forth in this contract. Waiver by Lamar of any breach of any provision shall not constitute a waiver of any other breach of that provision or any other provision.

6. Preemptable Space: This contract is below market value; hence, the Advertiser is purchasing preemptable space. Lamar shall have the right to sell another Advertiser the space contracted for herein during the time period contracted for herein, in whole or in part, in order to display substitute advertising copy which it, in its sole discretion, deems necessary. In the event Lamar temporarily substitutes another Advertiser's copy for the Advertiser's copy, Lamar will notify the Advertiser no later than one (1) day after the substitution has taken place. In this case, Lamar in its sole discretion will either (i) run the Advertiser's advertisement(s) for the same number of days as the advertisement was not run or (ii) refund to the Advertiser on a per diem basis for the time that the advertisement was not run.

7. Copy Acceptance: Lamar reserves the right to determine if copy and design are in good taste and within the moral standards of the individual communities in which it is to be displayed. Lamar reserves the right to reject or remove any copy either before or after installation, including immediate termination of this contract.

8. Termination: All contracts are non-cancellable by Advertiser without the written consent of Lamar. Breach of any provisions contained in this contract may result in cancellation of this contract by Lamar.

9. Materials/Storage: Production materials will be held at customer's written request. Storage fees may apply.

10. Installation Lead Time: A leeway of five (5) working days from the initial Service Date is required to complete the installation of all non-digital displays.

11. Customer Provided Production: The Advertiser is responsible for producing and shipping copy production. Advertiser is responsible for all space costs involved in the event production does not reach Lamar by the established Service Dates. These materials must be produced in compliance with Lamar production specifications and must come with a 60 day warranty against fading and tearing.

12. Bulletin Enhancements: Cutouts/extensions, where allowed, are limited in size to 5 feet above, and 2 feet to the sides and 1 foot below normal display area. The basic fabrication charge is for a maximum 12 months.

13. Assignment: Advertiser shall not sublet, resell, transfer, donate or assign any advertising space without the prior written consent of Lamar.

INITIALS _____

Nashville
1993 Southerland Drive
Nashville, TN 37207
Phone: 615-228-5500
Fax: 615-228-5997

CONTRACT # 4286171

Date: 8/28/2023
New/Renewal: NEW
Account Executive: Erica Bussell
Phone: 615-228-5500

14. Digital Provisions: Lamar will strive to provide Advertisers with 100% of the time they contract. However, due to problems with power interruptions, emergency governmental warnings (e.g. Amber Alerts) or other unforeseen interruptions, Lamar is guaranteeing copy will be displayed an average of 92.5% of the time contracted. If a location should be lost during the period of display for any reason, a digital location of equal advertising value will be substituted or credit issued for the loss of service. For purposes of determining whether a credit is due, the average number of guaranteed impressions per day will be measured over the duration of the contract, e.g., during a four week contract, the available impressions during the entire four week term of the contract will be calculated and 92.5% of that number will be used as the basis to determine whether a credit is due the Advertiser. If Lamar has provided 92.5% or greater of available impressions, then no credit will be due.

15. Customer Supplied Content (iSpots) License and Indemnity Agreement
Copyright/Trademark: Advertiser warrants that all approved designs do not infringe upon any trademark or copyright, state or federal. Advertiser agrees to defend, indemnify and hold Lamar free and harmless from any and all loss, liability, claims and demands, including attorney's fees arising out of the character, contents or subject matter of any copy displayed or produced pursuant to this contract.

15(a) - Customer Supplied Content - When Advertiser desires to purchase digital advertising from Lamar featuring images, photographs, graphics, text, data, or other such media ("Customer Supplied Content (CSC)") that will be provided by Advertiser, some of which may be owned and/or provided, directly or indirectly, by a third party (hereinafter "Third Party Customer Supplied Content or Third Party CSC"):
(i) the Advertiser shall be solely responsible to ensure the appropriateness and inoffensive or otherwise innocuous nature of the CSC or Third Party CSC.
(ii) Advertiser acknowledges that Advertiser is solely responsible for acquiring, licensing, and/or purchasing any Third Party CSC and/or has the authority to use and to license CSC and Third Party CSC.
(iii) Advertiser warrants that the CSC and/or Third Party CSC will comply with all applicable local, state and federal laws and regulations.
(iv) Advertiser shall be solely responsible for the truthfulness, accuracy, integrity, and lawfulness of the CSC and/or Third Party CSC.
(v) Advertiser shall defend, cover, indemnify and hold Lamar harmless for all loss, expense or damages, of whatever nature, which may be incurred by Lamar as a result of any claims or actions in connection with Lamar's or Lamar's affiliates and subsidiaries for use of the CSC or Third Party CSC. Claims or Actions shall specifically include but not be limited to the CSC's or Third Party CSC's public appropriateness. The foregoing duty to defend, cover and indemnify shall include, without limitation, a duty to pay any attorneys' fees and other costs of defense incurred by Lamar and its affiliates or subsidiaries.
(vi) Advertiser hereby grants to Lamar a paid up, non-exclusive, royalty-free license to use, reproduce, display, perform and modify the CSC and Third Party CSC, on its digital displays or to adapt the CSC and Third Party CSC for such use. The license granted herein includes the right to prepare works which may be considered derivative works of the CSC and/or Third Party CSC or any intellectual property contained therein. Additionally, Advertiser grants to Lamar such trademark license rights as may be necessary for Lamar to use the CSC and Third Party CSC on its digital displays.

INITIALS _____

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kellye Murphy, Marketing & Tourism Director, kmuprhy@columbiatn.com, 931-560-1010

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND PERENNIAL COMMUNICATIONS IN THE AMOUNT OF $2,545 FOR ADVERTISING IN THE NEW RESIDENTS GUIDE

RECOMMENDATION: Approve.

INFORMATION: The New Residents Guide is published twice a year, and is designed to be a resource for new and relocating residents with articles, tips, and business resources for the communities of Maury and Williamson County.

CERTIFICATION: The Chief Financial Officer certifies that $2,545 is budgeted and unencumbered in Tourism Enhancement - Other Charges & Services.

The New RESIDENTS' Guide

Approved as to Legal Form:
C. Tim Tisher, City Attorney

Advertising Rates & Contract

Ad Size	1 Issue 6 Months of distribution Price shown is per issue	2 Issues 12 Months of distribution Price shown is per issue	4 Issues 24 Months of distribution Price shown is per issue	6 Issues 36 Months of distribution Price shown is per issue
X Full page	$2,595	$2,569	$2,544	$2,518
____ Full page/front contents	$2,795	$2,770	$2,740	$2,712
____ Half page/front contents	$2,275	$2,253	$2,230	$2,207
____ Half page	$2,075	$2,055	$2,034	$2,013
____ Fourth page	$1,930	$1,911	$1,892	$1,873
____ Fourth page premium	$1,995	$1,975	$1,955	$1,935
____ Front inside cover	$2,880	$2,852	$2,823	$2,794
____ Back cover	$3,150	$3,119	$3,087	$3,055

Website Article Sponsorship and Banner Ads

Options:

___1. Sponsor an Industry Specific Article, sharing professional expertise about your business craft that is helpful to new residents. Includes a full-size banner ad, linking to your business website.

___2. Be the Exclusive Article Sponsor for one or more of the existing articles with a full-size banner ad, linking to your business website. The banner ad will be located at the top and lower section of the article(s).

Rates

___6 months $480
___12 months $960

Business Name City of Columbia Main Street

Contact Mayor Charles (Chaz) M. Molder Phone 931.560.1575

Address/City/Zip 707 N Main St, Columbia, TN 38401

Website https://www.columbiatn.com/

Email kmurphy@columbiatn.com

Date 08/09/2023

Cost of Ad $ 2,595

Web Article Sponsor/Banner Ad $_____ Start Date:_____ End Date:_____

Other $ discount 50$

Total Due $ 2,545

Make Checks Payable To: Perennial Communications

Signature of Business Owner/Manager

Payment is accepted by check, ACH bank transfer, credit or debit card.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Lindsay Barrier, Sr. Administrative Assistant, lbarrier@columbiatn.com, 931.560.1527

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN AGREEMENT NO. 230183 WITH THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) FOR BRIDGE REPLACEMENT AT NORTH JAMES M CAMPBELL BOULEVARD OVER TENNESSEE SOUTHERN RAILROAD. PIN 124542.00. STATE PROJECT NO. 60HPB1-S3-006

RECOMMENDATION: Approve TDOT Agreement No. 230183.

INFORMATION: This project was identified in the IMPROVE Act and would consist of replacing the bridge along North James M. Campbell Boulevard over Tennessee Southern Railroad in Columbia, Tennessee. The proposed bridge is to be one hundred thirty (130) feet long concrete beam bridge with one (1) span. The bridge replacement will be 100% state funded.

ATTACHMENTS: Agreement No. 230183.

Agreement Number: **230183**

Project Identification Number: **124542.00**

Federal Project Number: **N/A**

State Project Number: **60HPB1-S3-006**

State of Tennessee Department of Transportation

LOCAL AGENCY PROJECT AGREEMENT

THIS AGREEMENT, made and entered into this 17th day of July, 20 23 by and between the STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION, an agency of the State of Tennessee (hereinafter called the "Department") and the CITY OF COLUMBIA (hereinafter called the "Agency") for the purpose of providing an understanding between the parties of their respective obligations related to the management of the project described as:

"North James M Campbell Blvd bridge over Tennessee Southern RR (IA)"

A. PURPOSE OF AGREEMENT

A.1 Purpose:

a) The purpose of this Agreement is to provide for the Department's participation in the project as further described in Exhibit A attached hereto and by this reference made a part hereof (hereinafter called the "Project") and state the terms and conditions as to the manner in which the Project will be undertaken and completed.

A.2 Modifications and Additions:

a) Exhibit(s) are attached hereto and by this reference made a part hereof.

B. ACCOMPLISHMENT OF PROJECT

B.1 General Requirements:

a)

	Responsible Party	Funding Provided by Agency or Project.
Environmental Clearance by:	**Department**	**Project**
Preliminary Engineering by:	**Department**	**Project**
Right-of-Way by:	**Department**	**Project**

Utility Coordination by:	**Department**	**Project**
Construction by:	**Department**	**Project**

b) After receiving authorization for a phase, the Agency shall commence and complete the phases as assigned above of the Project as described in Exhibit A with all practical dispatch, in a sound, economical, and efficient manner, and in accordance with the provisions herein, and all applicable laws. The Project will be performed in accordance with all latest applicable Department procedures, guidelines, manuals, standards, and directives as described in the Department's Local Government Guidelines, available in electronic format, which by this reference is made a part hereof as if fully set forth herein.

c) A full time employee of the Agency shall supervise the herein described phases of the Project. Said full time employee of the Agency shall be qualified to and shall ensure that the Project will be performed in accordance with the terms of this Agreement and all latest applicable Department procedures, guidelines, manuals, standards, and directives as described in the Department's Local Government Guidelines and this Agreement.

B.2 Completion Date:

a) This Agreement shall be effective from the period beginning on the fully executed date, and ending **N/A**. The Agency shall provide the Department with the documents, certifications and clearances necessary to obtain the Department's Notice to Proceed to the Construction Phase by **N/A**. If the Agency does not provide the Department with the documents, certifications and clearances necessary to obtain the Department's Notice to Proceed to the Construction Phase by the aforesaid date, then the Department may terminate this Agreement. If the Agency does not complete the herein described phases of the Project within the time period, this Agreement will expire on the last day of scheduled completion as provided in this paragraph unless an extension of the time period is requested by the Agency and granted in writing by the Department prior to the expiration of the Agreement. An extension of the term of this Agreement will be effected through an amendment to the Agreement. The Agency hereby acknowledges and affirms that the Department shall have no obligation for Agency services or expenditures that were not completed within this specified contract period.

B.3 Environmental Regulations:

a) The Department will review environmental documents and require any appropriate changes for approval as described in the Department's Local Government Guidelines.

b) In the event the Agency is made responsible for the Environmental Clearances in Section B.1(a) of this Agreement, the Agency will be solely responsible for compliance with all applicable environmental regulations and for any liability arising from non-compliance with these regulations and will reimburse the Department of any loss incurred in connection therewith to the extent permitted by Tennessee Law. The Agency will be responsible for securing any applicable permits as described in the Department's Local Government Guidelines.

c) In the event the Agency is made responsible for the Environmental Clearances in section B.1.(a) of this Agreement, then the Agency must complete environmental clearances before it begins final design and understands that a separate Notice to Proceed will be submitted for final design. Any work on final design performed ahead of this Notice to Proceed will not be reimbursable.

B.4 Plans and Specifications

a) In the event that the Agency is made responsible for the Preliminary Engineering in Section B.1.(a) of this Agreement and federal and/or state funding is providing reimbursement, except as otherwise authorized in writing by the Department, the Agency shall not execute an agreement for the Preliminary Engineering phase of the Project without the written approval of the Department. Failure to obtain such written approval shall be sufficient cause for nonpayment by the Department.

b) In the event that this Agreement involves constructing and equipping of facilities on the State Highway System and/or is a Project with Federal participation and the Agency is made responsible for Preliminary Engineering in section B.1.(a) of this Agreement, the Agency shall submit to the Department for approval all appropriate plans and specifications covering the Project. The Department will review all plans and specifications and will issue to the Agency written approval with any approved portions of the Project and comments or recommendations covering any remainder of the Project deemed appropriate.

    1) After resolution of these comments and recommendations to the Department's satisfaction, the Department will issue to the Agency written approval and authorization to proceed with the next assigned phase of the Project. Failure to obtain this written approval and authorization to proceed shall be sufficient cause for nonpayment by the Department.

c) In the event that this Agreement involves the use of State Highway Right-of-Way, the Agency shall submit a set of plans to the TDOT Traffic Engineer responsible for the land in question. These plans shall be sufficient to establish the proposed Project and its impact on the State Highway Right-of-Way.

B.5 Right-of-Way

a) The Agency shall, without cost to the Department, provide all land owned by the Agency or by any of its instrumentalities as may be required for the Project right-of-way or easement purposes.

b) The Agency understands that if it is made responsible for the Right-of-Way phase in section B.1(a) hereof and federal and/or state funds are providing the reimbursement, any activities initiated for the appraisal or the acquisition of land prior to authorization from the Department will not be reimbursed and that failure to follow applicable Federal and State law in this regard may make the Project ineligible for federal and/or state funding.

c) The Department will review the processes the Agency used for the acquisition of land and other right-of-way activities. If those processes are found to be in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Public Law 91-646, 84 Stat. 1894), the Department will certify that the acquisition phase was completed appropriately. The Agency understands that the Project cannot proceed to the Construction phase until this certification of the acquisition phase has been provided. It further understands that if the processes used for acquisition are such that certification is impossible, federal and/or state funds will be withdrawn from the Project. If such withdrawal does occur, the Agency hereby agrees to reimburse the Department for all federal and/or state funds expended at the time of such withdrawal.

d) If the Agency is responsible for the Construction phase, it agrees to correct any damage or disturbance caused by its work within the State Highway Right-of-Way, including but not limited to the replacement of any control access fence removed by the Agency or its Contractor or agent during the Construction phase of the Project.

B.6 Approval of the Construction Phase

a) In the event that the Agency is made responsible for the Construction phase in section B.1.(a) of this Agreement, except as otherwise authorized in writing by the Department, the Agency shall not execute an agreement for the Construction phase of the Project without the written approval of the Department. Failure to obtain such approval shall be sufficient cause for nonpayment by the Department.

b) In the event that the Department is made responsible for the Construction phase in section B.1.(a) of this Agreement, when the construction phase begins, the Agency may make such periodic visits to the Project site as necessary to familiarize itself generally with the progress and quality of the work and to determine in general if the work is proceeding in accordance with the Construction Agreement. If there is any perceived failure, the Agency shall give prompt written notification to the Department's Resident Engineer in charge.

c) If the Project includes State Highway Right-of-Way and the Agency is responsible for the Construction phase, the Agency shall follow all requirements imposed by the TDOT Traffic Engineer.

d) In the event that the Project includes State Highway Right-of-Way and the Agency is performing any construction work on this project, such work shall be performed to the satisfaction of the Department. If the Agency is being compensated for any construction work under this Agreement, any remedial work deemed necessary by the Department shall be done at the Agency's sole expense.

e) The Agency understands that all contractors allowed to bid hereunder must be included on the Department's pre-qualified contractor list. Under Federal law, however, no contractor shall be required by law, regulation, or practice to obtain a license before submitting a bid or before a bid may be considered for an award of a contract; provided, however, that this is not intended to preclude requirements for the licensing of a contractor upon or subsequent to the award of the contract if such requirements are consistent with competitive bidding.

B.7 Detours

a) If the Agency deems a detour to be necessary to maintain traffic during a road closure, then the Agency shall select, sign, and maintain the detour route in strict accordance with the Departments Final Construction Plan Notes and the Manual on Uniform Traffic Control Devices.

B.8 Utilities

a) In the event that the Department is made responsible for the Construction phase in Section B.1(a) of this Agreement, the Department shall also be responsible for the Utilities phase.

b) In the event that the Agency is made responsible for the Utilities Phase in section B.1.(a) of this Agreement, the following applies:

1) The Agency shall assist and ensure that all utility relocation plans are submitted by the utilities and received by the Regional TDOT Utility Office per TDOT's coordination instructions for approval prior to the Project advertisement for bids.

2) The Agency agrees to provide for and have accomplished all utility connections within the right-of-way and easements prior to the paving stage of the Construction phase.

B.9 Railroad

a) In the event that a railroad is involved, Project costs may be increased by federally required improvements. The Agency agrees to provide such services as necessary to realize these improvements. The Agency understands it may have to enter into additional agreements to accomplish these improvements.

C. PAYMENT TERMS AND CONDITIONS

C.1 Total Cost:

In the event that the Agency shall receive reimbursement for Project expenditures with federal and/or state funds for any portion of the herein described Project, this provision shall apply.

a) The Department agrees to reimburse the Agency for eligible and appropriate Project expenditures as detailed in the Department's Local Government Guidelines with federal and/or state funds made available and anticipated to become available to the Agency, provided that the maximum liability of the Department shall be as set forth in Exhibit A.

C.2 Eligible Costs:

In the event that the Agency shall receive federal and/or state funds for any portion of the herein described Project, this provision shall apply.

a) Only Project costs incurred after the issuance of the Notice to Proceed for each phase as detailed in the Department's Local Government Guidelines are eligible for Department reimbursement.

C.3 Limits on Federal and State Participation:

a) Federal and/or state funds shall not participate in any cost which is not incurred in conformity with applicable federal and state law, the regulations in 23 C.F.R. and 49 C.F.R., and policies and procedures prescribed by the Federal Highway Administration (FHWA). Federal funds shall not be paid on account of any cost incurred prior to authorization by the FHWA to the Department to proceed with the Project or part thereof involving such cost. (23 CFR 1.9 (a)). If FHWA and/or the Department determines that any amount claimed is not eligible, federal and/or state participation may be approved in the amount determined to be adequately supported. The Department shall notify the Agency in writing citing the reasons why items and amounts are not eligible for federal and/or state participation. Where correctable non-compliance with provisions of law or FHWA requirements exists, federal and/or state funds may be withheld until compliance is obtained. Where non-compliance is not correctable, FHWA and/or the Department may deny participation in Project costs in part or in total.

b) For any amounts determined to be ineligible for federal and/or state reimbursement for which the Department has made payment, the Agency shall promptly reimburse the Department for all such amounts within ninety (90) days of written notice.

c) The Agency agrees to pay all costs of any part of this project which are not eligible for federal and/or state funding. These funds shall be provided upon written request therefore by either (a) check, or (b) deposit to the Local Government Investment Pool, whenever requested.

C.4 Payment Methodology:

In the event that the Agency shall receive federal and/or state funds for any portion of the herein described Project, this provision shall apply.

a) The Agency shall submit invoices, in a form outlined in the Local Government Guidelines with all necessary supporting documentation, prior to any reimbursement of allowable costs. Such invoices shall be submitted no more often than monthly but at least quarterly and indicate, at a minimum, the amount charged by allowable cost line-item for the period invoiced, the amount charged by line-item to date, the total amounts charged for the period invoiced, and the total amount charged under this agreement to date. Each invoice shall be accompanied by proof of payment in the form of a canceled check or other means acceptable to the Department.

b) The payment of an invoice by the Department shall not prejudice the Department's right to object to or question any invoice or matter in relation thereto. Such payment by the Department shall neither be construed as acceptance of any part of the work or service provided nor as final approval of any of the costs invoiced therein. The Agency's invoice shall be subject to reduction for amounts included in any invoice or payment theretofore made which are determined by the Department not to constitute allowable costs. Any payment may be reduced for overpayments or increased for under-payments on subsequent invoices.

c) Should a dispute arise concerning payments due and owing to the Agency under this Agreement, the Department reserves the right to withhold said disputed amounts pending final resolution of the dispute.

C.5 The Department's Obligations:

In the event that the Department is managing all phases of the Project herein described, this provision C.5 does not apply.

a) Subject to other provisions hereof, the Department will honor requests for reimbursement to the Agency in amounts and at times deemed by the Department to be proper to ensure the carrying out of the Project and payment of the eligible

costs. However, notwithstanding any other provision of this Agreement, the Department may elect not to make a payment if:

1) **Misrepresentation:**
The Agency shall have made misrepresentation of a material nature in its application, or any supplement thereto or amendment thereof, or in or with respect to any document or data furnished therewith or pursuant hereto;

2) **Litigation:**
There is then pending litigation with respect to the performance by the Agency of any of its duties or obligations which may jeopardize or adversely affect the Project, this Agreement or payments to the Project;

3) **Approval by Department:**
The Agency shall have taken any action pertaining to the Project, which under this Agreement requires the approval of the Department or has made related expenditure or incurred related obligations without having been advised by the Department that same are approved;

4) **Conflict of Interests:**
There has been any violation of the conflict of interest provisions contained herein in D.16; or

5) **Default:**
The Agency has been determined by the Department to be in default under any of the provisions of the Agreement.

C.6 Final Invoices:

In the event that the Agency shall receive federal and/or state funds for any portion of the herein described Project, this provision shall apply.

a) The Agency must submit the final invoice on the Project to the Department within one hundred twenty (120) days after the completion of the Project. Invoices submitted after the one hundred twenty (120) day time period may not be paid.

C.7 Offset:

In the event that the Agency shall receive federal and/or state funds for any portion of the herein described Project, this provision shall apply.

a) If, after Project completion, any claim is made by the Department resulting from an audit or for work or services performed pursuant to this Agreement, the Department may offset such amount from payments due for work or services done under any agreement which it has with the Agency owing such amount if, upon demand, payment of the amount is not made within sixty (60) days to the Department.

Offsetting any amount pursuant to this section shall not be considered a breach of agreement by the Department.

C.8 Travel Compensation

a) If the Project provided for herein includes travel compensation, reimbursement to the Agency for travel, meals, or lodging shall be subject to amounts and limitations specified in the "State Comprehensive Travel Regulations," as they are amended from time to time and subject to the Agreement Budget.

D. STANDARD TERMS AND CONDITIONS

D.1 Governing Law:

a) This Agreement shall be governed by and construed in accordance with the laws of the State of Tennessee. The Agency agrees that it will be subject to the exclusive jurisdiction of the courts of the State of Tennessee in actions that may arise under this Agreement. The Agency acknowledges and agrees that any rights or claims against the State of Tennessee or its employees hereunder, and any remedies arising therefrom, shall be subject to and limited to those rights and remedies, if any, available under Tennessee Code Annotated, Sections 9-8-101 through 9-8-407.

D.2 General Compliance with Federal, State, and Local Law:

a) The Agency is assumed to be familiar with and observe and comply with those Federal, State, and local laws, ordinances, and regulations in any manner affecting the conduct of the work and those instructions and prohibitive orders issued by the State and Federal Government regarding fortifications, military and naval establishments and other areas. The Agency shall observe and comply with those laws, ordinances, regulations, instructions, and orders in effect as of the date of this Agreement.

b) The parties hereby agree that failure of the Agency to comply with this provision shall constitute a material breach of this Agreement and subject the Agency to the repayment of all damages suffered by the State and/or the Department as a result of said breach.

D.3 State Law:

a) Nothing in the Agreement shall require the Agency to observe or enforce compliance with any provision thereof, perform any other act or do any other thing in contravention of any applicable state law, provided, that if any of the provisions of the Agreement violate any applicable state law, the Agency will at once notify the Department in writing in order that appropriate changes and modifications may be

made by the Department and the Agency to the end that the Agency may proceed as soon as possible with the Project.

D.4 Submission of the Proceedings, Agreements, and Other Documents:

a) The Agency shall submit to the Department such data, reports, records, agreements, and other documents relating to the Project as the Department and the Federal Highway Administration may require.

D.5 Appropriations of Funds:

a) This Agreement is subject to the appropriation and availability of State and/or Federal funds. In the event that the funds are not appropriated or are otherwise unavailable, the Department reserves the right to terminate the Agreement upon thirty (30) days written notice to the Agency. Said termination shall not be deemed a breach of agreement by the Department. Upon receipt of the written notice, the Agency shall cease all work associated with the Agreement. Should such an event occur, the Agency shall be entitled to compensation for all satisfactory and authorized services completed as of the termination date. Upon such termination, the Agency shall have no right to recover from the Department any actual, general, special, incidental, consequential, or any other damages whatsoever of any description or amount.

D.6 Rights and Remedies Not Waived:

a) In no event shall the making by the Department of any payment to the Agency constitute or be construed as a waiver by the Department of any breach of covenant or any default which may then exist on the part of the Agency and the making of such payment by the Department, while any such breach or default shall exist, shall in no way impair or prejudice any right or remedy available to the Department with respect to such breach or default.

b) Nothing in this agreement shall be construed to limit the Department's right at any time to enter upon its highway right-of-way, including the area occupied by the Project, for the purpose of maintaining or reconstructing its highway facilities.

D.7 Department and Agency Not Obligated to Third Parties:

a) The Department and Agency shall not be obligated hereunder to any party other than the parties to this Agreement.

D.8 Independent Contractor:

a) The parties hereto, in the performance of this Agreement, shall not act as agents, employees, partners, joint ventures, or associates of one another. It is expressly acknowledged by the parties hereto that such parties are independent contracting entities and that nothing in this Agreement shall be construed to create a

principal/agent relationship or to allow either to exercise control or direction over the manner or method by which the other transacts its business affairs or provides its usual services. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purpose whatsoever.

b) The Agency, being a political subdivision of the State, is governed by the provisions of the Tennessee Government Tort Liability Act, Tennessee Code Annotated, Sections 29-20-101, et seq, and all other applicable laws.

D.9 Maintenance:

a) Nothing contained herein shall be construed as changing the maintenance responsibility of either party for any part of the referenced project that lies on its system of highways. If the project funded hereunder results in the installation of any traffic signal, lighting or other electrically operated device(s), then the Agency shall be solely responsible for and pay all costs associated with maintenance and operation of all electrically operated devices together with the related equipment, wiring and other necessary appurtenances, and the Agency shall furnish electrical current to all such devices which may be installed as part of the project. Additionally, the Agency shall be solely responsible for and pay all costs associated with the maintenance and operation of solar-powered devices, including, but not limited to, replacement of solar panels, batteries, lights and lenses.

b) In the event that the Department is made responsible for the Construction phase in section B.1.(a) of this Agreement and to the extent that the Department is responsible for accomplishing the construction of the project, the Department will notify the Agency when Construction phase of the project has been completed; provided however, that failure to notify the Agency shall not relieve the Agency of its maintenance responsibilities.

D.10 Disadvantaged Business Enterprise (DBE) Policy and Obligation:

In the event that the herein-described project is funded with federal funds, the following shall apply:

a) **DBE Policy:**
It is the policy of the Department that Disadvantaged Business Enterprises, as defined in 49 C.F.R., Part 26, as amended, shall have the opportunity to participate in the performance of agreements financed in whole or in part with Department funds under this Agreement. The DBE requirements of applicable federal and state regulations apply to this Agreement; including but not limited to project goals and good faith effort requirements.

b) **DBE Obligation:**
The Agency and its Contractors agree to ensure that Disadvantaged Business

Enterprises, as defined in applicable federal and state regulations, have the opportunity to participate in the performance of agreements and this Agreement. In this regard, all recipients and Contractors shall take all necessary and reasonable steps in accordance with applicable federal and state regulations, to ensure that the Disadvantaged Business Enterprises have the opportunity to compete for and perform agreements. The Agency shall not discriminate on the basis of race, color, national origin or sex in the award and performance of Department-assisted agreements.

D.11 Tennessee Department of Transportation Debarment and Suspension:

a) In accordance with the Tennessee Department of Transportation regulations governing Contractor Debarment and Suspension, Chapter 1680-5-1, the Agency shall not permit any suspended, debarred or excluded business organizations or individual persons appearing on the Tennessee Department of Transportation Excluded Parties List to participate or act as a principal of any participant in any covered transaction related to this Project. Covered transactions include submitting a bid or proposal, entering into an agreement, or participating at any level as a subContractor.

D.12 Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion (applies to federal aid projects):

a) **Instructions for Certification - Primary Covered Transactions:**

By signing and submitting this Agreement, the Agency is providing the certification set out below.

1) The inability of a person to provide the certification set out below will not necessarily result in denial of participation in this covered transaction. The Agency shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the Department's determination whether to enter into this transaction. However, failure of the Agency to furnish a certification or an explanation shall disqualify such a person from participation in this transaction.

2) The certification in this clause is a material representation of fact upon which reliance was placed when the Department determined to enter into this transaction. If it is later determined that the Agency knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the Department may terminate this transaction for cause or default.

3) The Agency shall provide immediate written notice to the Department if at any time the Agency learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

4) The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the Department for assistance in obtaining a copy of those regulations.

5) The Agency agrees by entering into this Agreement that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the Department.

6) The Agency further agrees by entering into this Agreement that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," provided by the Department, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.

7) An Agency may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Non-procurement portion of the "Lists of Parties Excluded From Federal Procurement or Non-procurement Programs" (Non-procurement List) which is compiled by the General Services Administration.

8) Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9) Except for transactions authorized under these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the Department may terminate this transaction for cause or default.

b) Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Primary Covered Transactions:

The prospective participant in a covered transaction certifies to the best of its knowledge and belief, that it and its principals:

1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal, State or local department or agency;

2) Have not within a 3-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or agreement under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in this certification; and

4) Have not within a 3-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

5) Where the prospective participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

D.13 Equal Employment Opportunity:

a) In connection with the performance of any Project, the Agency shall not discriminate against any employee or applicant for employment because of race, age, religion, color, sex, national origin, disability or marital status. The Agency will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability or marital status. Such action shall include, but not be limited to, the following: employment upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

b) The Agency shall insert the foregoing provision in all agreements modified only to show the particular contractual relationship in all its agreements in connection with the development of operation of the Project, except agreements for the standard commercial supplies or raw materials, and shall require all such Contractors to insert a similar provision in all subcontracts, except subcontracts for standard commercial supplies or raw materials. When the Project involves installation, construction, demolition, removal, site improvement, or similar work, the Agency shall post, in conspicuous places available to employees and applicants for employment for

Project work, notices to be provided by the Department setting forth the provisions of the nondiscrimination clause.

D.14 Title VI – Civil Rights Act of 1964:

a) The Agency shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), 49 C.F.R., Part 21, and related statutes and regulations. The Agency shall include provisions in all agreements with third parties that ensure compliance with Title VI of the Civil Rights Act of 1964, 49 C.F.R., Part 21, and related statutes and regulations.

D.15 Americans with Disabilities Act of 1990 (ADA):

a) The Agency will comply with all the requirements as imposed by the ADA and the regulations of the federal government issued thereunder.

D.16 Conflicts of Interest:

a) The Agency warrants that no amount shall be paid directly or indirectly to an employee or official of the State of Tennessee as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, subContractor, or consultant to the Agency in connection with any work contemplated or performed relative to this Agreement.

b) The Agency shall insert in all agreements entered into in connection with the Project or any property included or planned to be included in any Project, and shall require its Contractors to insert in each of it's subcontracts, the following provision:

1) "No amount shall be paid directly or indirectly to an employee or official of the State of Tennessee as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, subContractor, or consultant to the Agency in connection with any work contemplated or performed relative to this Agreement."

D.17 Interest of Members of or Delegates to, Congress (applies to federal aid projects):

a) No member of or delegate to the Congress of the United States shall be admitted to any share or part of the Agreement or any benefit arising therefrom.

D.18 Restrictions on Lobbying (applies to federal aid projects):

The Agency certifies, to the best of its knowledge and belief, that:

a) No federally appropriated funds have been paid or will be paid, by or on behalf of the Agency, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress in connection with the awarding of

any federal agreement, the making of any federal grant, the making of any federal loan, and entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal agreement, grant, loan, or cooperative agreement.

b) If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this grant, loan, or cooperative agreement, the Agency shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

c) The Agency shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including sub-grants, subcontracts, and agreements under grants, loans, and cooperative agreements) and that all sub-recipients of federally appropriated funds shall certify and disclose accordingly.

D.19 Records:

a) The Agency shall maintain documentation for all charges against the Department under this Agreement. All costs charged to the Project, including any approved services contributed by the Agency or others, shall be supported by properly executed payrolls, time records, invoices, agreements or vouchers evidencing in proper detail and in a form acceptable to the Department the nature and propriety of the charges. The books, records, and documents of the Agency, insofar as they relate to work performed or money received under this Agreement, shall be maintained and made available upon request to the Department at all times during the period of this Agreement and for at least three (3) years after final payment is made.

b) Copies of these documents and records shall be furnished to the Department, the Comptroller of the Treasury, or their duly appointed representatives, upon request. Records of costs incurred includes the Agency's general accounting records and the Project records, together with supporting documents and records, of the Agency and all subContractors performing work on the Project and all other records of the Agency and subContractors considered necessary by the Department for a proper audit of costs. If any litigation, claim, or audit is started before the expiration of the three (3) year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.

c) The aforesaid requirements to make records available to the Department shall be a continuing obligation of the Agency and shall survive a termination of the Agreement.

D.20 Inspection:

a) The Agency shall permit, and shall require its Contractor, subContractor or materials vendor to permit, the Department's authorized representatives and authorized agents of the Federal Highway Administration to inspect all work, workmanship, materials, payrolls, records and to audit the books, records and accounts pertaining to the financing and development of the Project.

b) The Department reserves the right to terminate this Agreement for refusal by the Agency or any Contractor, subContractor or materials vendor to allow public access to all documents, papers, letters or other material made or received in conjunction with this Agreement.

D.21 Annual Report and Audit:

a) In the event that an Agency expends $500,000 or more in federal awards in its fiscal year, the Agency must have a single or program specific audit conducted in accordance with the United States Office of Management and Budget (OMB) Circular A-133.

b) All books of account and financial records shall be subject to annual audit by the Tennessee Comptroller of the Treasury or the Comptroller's duly appointed representative. When an audit is required, the Agency may, with the prior approval of the Comptroller, engage a licensed independent public accountant to perform the audit. The audit agreement between the Agency and the licensed independent public accountant shall be on an agreement form prescribed by the Tennessee Comptroller of the Treasury. Any such audit shall be performed in accordance with generally accepted government auditing standards, the provisions of OMB Circular A-133, if applicable, and the Audit Manual for Governmental Units and Recipients of Grant Funds published by the Tennessee Comptroller of the Treasury.

c) The Agency shall be responsible for reimbursement of the cost of the audit prepared by the Tennessee Comptroller of the Treasury, and payment of fees for the audit prepared by the licensed independent public accountant. Payment of the audit fees of the licensed independent public accountant by the Agency shall be subject to the provisions relating to such fees contained in the prescribed agreement form noted above. Copies of such audits shall be provided to the designated cognizant state agency, the Department, the Tennessee Comptroller of the Treasury, and the Department of Finance and Administration and shall be made available to the public.

D.22 Termination for Convenience:

a) The Department may terminate this agreement without cause for any reason. Said termination shall not be deemed a breach of agreement by the Department. The Department shall give the Agency at least thirty (30) days written notice before the effective termination date. The Agency shall be entitled to compensation for authorized expenditures and satisfactory services completed as of the termination date, but in no event shall the Department be liable to the Agency for compensation

for any service which has not been rendered. The final decision as to the amount for which the Department is liable shall be determined by the Department. Should the Department exercise this provision, the Agency shall not have any right to any actual general, special, incidental, consequential, or any other damages whatsoever of any description or amount.

D.23 Termination for Cause:

a) If the Agency fails to properly perform its obligations under this Agreement in a timely or proper manner, or if the Agency violates any terms of this Agreement, the Department shall have the right to immediately terminate the Agreement and withhold payments in excess of fair compensation for completed services. Notwithstanding the above, the Agency shall not be relieved of liability to the Department for damages sustained by virtue of any breach of this Agreement by the Agency.

b) In the event that the Project herein described includes Federal funds, the Agency understands that if the Federal Highway Administration (FHWA) determines that some or all of the cost of this project is ineligible for federal funds participation because of failure by the Agency to adhere to federal laws and regulations, the Agency shall be obligated to repay to the Department any federal funds received by the Agency under this agreement for any costs determined by the FHWA to be ineligible.

c) If the Project herein described lies on the state highway system and the Agency fails to perform any obligation under this section of this agreement, the Department shall have the right to cause the Agency, by giving written notice to the Agency, to close the Project to public use and to remove the Project at its own expense and restore the premises to the satisfaction of the Department within ninety (90) days thereafter.

D.24 How Agreement is Affected by Provisions Being Held Invalid:

a) If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected. In such an instance the remainder would then continue to conform to the terms and requirements of applicable law.

D.25 Agreement Format:

a) All words used herein in the singular form shall extend to and include the plural. All words used in the plural form shall extend to and include the singular. All words used in any gender shall extend to and include all genders.

D.26 Certification Regarding Third Party Contracts:

a) The Agency certifies by its signature hereunder that it has no understanding or contract with a third party that will conflict with or negate this Agreement in any manner whatsoever.

b) The Agency further certifies by its signature hereunder that it has disclosed and provided to the Department a copy of any and all contracts with any third party that relate to the Project or any work funded under this Agreement.

c) The Agency further certifies by its signature hereunder that it will not enter into any contract with a third party that relates to this project or to any work funded under this Agreement without prior disclosure of such proposed contract to the Department.

d) The Agency hereby agrees that failure to comply with these provisions shall be a material breach of this Agreement and may subject the Agency to the repayment of funds received from or through the Department under this Agreement and to the payment of all damages suffered by the Department as a result of said breach.

D.27 Amendment:

a) This Agreement may be modified only by a written amendment, which has been executed and approved by the appropriate parties as indicated on the signature page of this Agreement.

D.28 State Liability:

a) The Department shall have no liability except as specifically provided in this Agreement.

D.29 Force Majeure:

a) The obligations of the parties to this Agreement are subject to prevention by causes beyond the parties' control that could not be avoided by the exercise of due care including, but not limited to, acts of God, riots, wars, strikes, epidemics or any other similar cause.

D.30 Required Approvals:

a) The Department is not bound by this Agreement until it is approved by the appropriate State officials in accordance with applicable Tennessee State laws and regulations.

D.31 Estimated Cost:

a) The parties recognize that the estimated costs contained herein are provided for planning purposes only. They have not been derived from any data such as actual bids, etc

b) In the event that the Department is made responsible in section B.1.(a) of this Agreement for the management of the herein described Project, the parties understand that more definite cost estimates will be produced during project development. These more reliable estimates will be provided to the Agency by the Department as they become available.

D.32 Third Party Liability:

a) The Agency shall assume all liability for third-party claims and damages arising from the construction, maintenance, existence and use of the Project to the extent provided by Tennessee Law and subject to the provisions, terms and liability limits of the Governmental Tort Liability Act, T.C.A. Section 29-20-101, et seq, and all applicable laws.

D.33 Deposits:

a) Required deposits and any other costs for which the Agency is liable shall be made available to the Department, whenever requested.

D.34 Department Activities:

a) Where the Agency is managing any phase of the project the Department shall provide various activities necessary for project development. The estimated cost for these activities are included in the funds shown herein.

D.35 Congestion Mitigation and Air Quality Requirement:

a) If the herein described project is funded with Congestion Mitigation Air Quality (CMAQ) funds, this section D.35 shall apply.

1) Whereas the Agency understands and agrees that the funding provided hereunder must be obligated with the Federal Highway Administration within three years from the date of this agreement. It is further agreed that once all requirements have been met for development of the project, the Agency will expend the funds in a manner to insure its expenditure on a continuous basis until the funds are exhausted. Failure to follow this process may result in a loss of funds.

D.36 Investment of Public Funds:

a) The facility on which this project is being developed shall remain open to the public and vehicular traffic for a sufficient time to recoup the public investment therein as shown below:

Amount		Open to Public and Vehicular Traffic
$1.00 - $200,000	=	5 Years
>$200,000 - $500,000	=	10 Years
>$500,000 - $1,000,000	=	20 Years

b) Projects over $1,000,000 carry a minimum 25 years open to public and vehicular traffic requirement and will be subject to individual review.

D.37 Federal Funding Accountability and Transparency Act:

a) **If the Project is funded with federal funds the following shall apply:** The Agency shall comply with the Federal Funding Accountability and Transparency Act of 2006 (Pub.L. 109-282), as amended by section 6202 of Public Law 110-252 ("the Transparency Act") and the regulations and requirements of the federal government issued thereunder, including, but not limited to, 2 CFR Part 170. The Agency shall submit the information needed for the Transparency Act in accordance with the forms and processes identified by the Department.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their respective authorized officials on the date first above written.

CITY OF COLUMBIA

Signature:

Email: chaz.molder@columbiatn.com

APPROVED AS TO FORM AND LEGALITY

Signature:

Email: ttisher@tfllaw.com

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

Signature:

Email: TDOT.COMMISSIONER'S.Office@tn.gov

APPROVED AS TO FORM AND LEGALITY

Signature:

Email: TDOT.Legal.Attorneys@tn.gov

Signature:

Email: Daniel.Pallme@tn.gov

EXHIBIT "A"

AGREEMENT #: 230183
PROJECT IDENTIFICATION #: 124542.00
FEDERAL PROJECT #: N/A
STATE PROJECT #: 60HPB1-S3-006

PROJECT DESCRIPTION: North James M Campbell Boulevard bridge over Tennessee Southern Railroad (IA): The proposed bridge is to be a one hundred thirty (130) feet long concrete beam bridge with one (1) span.

CHANGE IN COST: Cost hereunder is controlled by the figures shown in the TIP and any amendments, adjustments or changes thereto.

TYPE OF WORK: Bridge Replacement

PHASE	FUNDING SOURCE	FED %	STATE %	LOCAL %	ESTIMATED COST
PE-DESIGN	HPBRP	0%	100%	0%	$800,000.00
RIGHT-OF-WAY	HPBRP	0%	100%	0%	$310,300.00
CONSTRUCTION	HPBRP	0%	100%	0%	$10,200,000.00

INELIGIBLE COST: One hundred percent (100%) of the actual cost will be paid from Agency funds if the use of said state or federal funds is ruled ineligible at any time by the Federal Highway Administration.

LEGISLATIVE AUTHORITY: IMPROVE Act: TN Code Ann. § 67-3-912 and HPBRP TN Code Ann. § 54-5-601 et seq.

TDOT ENGINEERING SERVICES (TDOT ES): In order to comply with all federal and state laws, rules, and regulations, the TDOT Engineering Services line item in Exhibit A is placed there to ensure that TDOT's expenses associated with the project during construction are covered.

For federal funds included in this contract, the CFDA Number is 20.205, Highway Planning and Construction funding provided through an allocation from the US Department of Transportation.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Lindsay Barrier, Sr. Administrative Assistant, lbarrier@columbiatn.com, 931.560.1527

AGENDA ITEM TITLE: APPROVE A SURETY RELEASE IN THE AMOUNT OF $160,800 TO TRACK WEST PARTNERS, LLC FOR 610 S. JAMES M. CAMPBELL BOULEVARD IN THE CITY OF COLUMBIA, TENNESSEE- WARD 4

RECOMMENDATION: Approve Surety Guarantee Release.

INFORMATION: On December 22, 2022 a surety guarantee in the amount of $160,800 was deposited from Track West Partners, LLC to ensure the completion of roads and paving for 610 S. James M. Campbell Boulevard (Chipotle Mexican Grill) in the City of Columbia, Tennessee. The Engineering Division has made inspections and found the final paving to be acceptable.

CERTIFICATION: The Chief Financial Officer certifies that $160,800 is budgeted and unencumbered in Letters Of Credit/Surety Bonds/Called Bonds.

Track West Partners
1962 Howell Mill Rd., Suite 210
Atlanta, GA 30318
trackwestpartners.com

August 2, 2023

The City of Columbia
700 North Garden Street
Columbia, TN 38401

RE: Surety Guarantee Release Request: 610 S. James Campbell Blvd. per Plat Book P23 Page 123 (City of Columbia Project Number 22-0276) in Columbia, Tennessee 38401

To whom it may concern:

Please accept this letter as Developer's formal request to release the Surety Guarantee and return the funds in the amount of $160,800.00 for the above referenced project.

Attached is the executed Surety Guarantee for reference.

Respectfully,

DocuSigned by:
Matt Widmaier
1DFB90533498409...

Matt Widmaier
Principal

DocuSign Envelope ID: 1E270F6D-0E81-4003-AF67-EE67C1B3078A

Surety Guarantee

DATE: 12/22/2022
EXPIRATION DATE: 03/31/2023

TO: CITY OF COLUMBIA
700 NORTH GARDEN STREEET
COLUMBIA, TENNESSEE 38401

RE: Deposited Check #N/A (handwritten) from Track West Partners, LLC for 610 S. James M. Campbell Blvd. per Plat Book P23 Page 123 (City of Columbia project number 22-0276) in Columbia, Tennessee 38401.

The Developer hereby issues in your favor a business check for the account of Track West Partners, LLC via Ameris Bank for an amount not to exceed in the aggregate U.S. Dollars $160,800.00 effective December 21, 2002. The purpose of this Deposited Business Check #N/A (handwritten) is to ensure the completion of traffic signal and equipment modification and installation 610 S. James M. Campbell Blvd. per Plat Book P23 Page 123 (City of Columbia project number 22-0276) in Columbia, Tennessee 38401 as required by the City of Columbia.

These funds are available if Track West Partners, LLC fails to perform the completion of traffic signal and equipment modification and installation for 610 S. James M. Campbell Blvd. per Plat Book P23 Page 123 (City of Columbia project number 22-0276) in Columbia, Tennessee 38401 as required by the City of Columbia.

It is a condition of this surety that it shall be deemed automatically extended, without amendment for a one (1) year period from the expiration date shown here on, or any future expiration date unless at least (60) days prior to any expiration date the developer sends notice to the City of Columbia by Registered Mail that they elect not to renew this Letter of Credit for any such additional period.

DocuSigned by:
Matt Widmaier
1DFB90533498409...
OWNER

Authorized Agent
TITLE

ATTEST:

DocuSigned by:
Brandon Kublanow
9361C5038B8F44D...

Manager
TITLE

DocuSigned by:
Matt Widmaier
1DFB90533498409...
DEVELOPER

Authorized Agent
TITLE

ATTEST:

DocuSigned by:
Brandon Kublanow
9361C5038B8F44D...

Manager
TITLE

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Lindsay Barrier, Sr. Administrative Assistant, lbarrier@columbiatn.com, 931.560.1527

AGENDA ITEM TITLE: APPROVE A SURETY RELEASE IN THE AMOUNT OF $20,000 TO HONEY FARMS MANAGEMENT, LLC FOR THE COMPLETION OF PAVING FOR HONEY FARMS DEVELOPMENT, PHASE 2, SECTION 1A, IN THE CITY OF COLUMBIA, TENNESSEE- WARD 5

RECOMMENDATION: Approve Surety Guarantee Release.

INFORMATION: On December 13, 2016 a surety guarantee in the amount of $20,000 was deposited from Honey Farms Management, LLC to ensure the completion of paving for Honey Farms Development, Phase 2, Section 1A, in the City of Columbia, Tennessee. The Engineering Division has made inspections and found the final paving to be acceptable.

CERTIFICATION: The Chief Financial Officer certifies that $20,000 is budgeted and unencumbered in Letters Of Credit/Surety Bonds/Called Bonds.

HONEY FARMS DEVELOPMENT

December 6, 2022

City of Columbia
700 North Garden Street
Columbia, TN 38401
ATTN: City Engineer, Glenn Harper, P.E.

Re: Honey Farms Development

We have sent a cash deposits to the City of Columbia (as listed below) to cover Surety Requirements for paving on Phase 2, Section 1 and 2 of the development.

12/13/2016 Surety Agreement – Honey Farms Development – Phase 2 Section 1a - $20,000
(copy attached)

1/12/2018 Surety Agreement – Honey Farms Development – Phase 2 Section 2 - $40,000
(copy attached)

Total $60,000

We request that the city inspect and verify that paving has been completed and authorize the return of our cash deposits as permitted to:

Honey Farms Management
2121 Old Gatesburg Rd.
State College, PA 16803
Attn: Rick Fortney
Phone: 814-272-8877

Please contact me after inspection has been completed.

Rick Fortney

DEVELOPER SURETY AGREEMENT

DATE: December 13, 2017
EXPIRATION DATE: December 13, 2018

To: City of Columbia

Re: SURETY AGREEMENT

This developer issued in your favor, a Bank Cashier Check for the account of Honey Farm Management, LLC for the amount of $20,000 US Dollars on December 13, 2016. The purpose of this surety is to ensure the completion of roads for Phase 1A of the Honey Farms Development, Columbia, TN 38401 as required by the City of Columbia.

Funds under this Surety provide to insure the completion of roads in Phase 1A. Funds can be used by the city under the following terms and conditions.

> A statement executed by an authorized official of the City of Columbia certifying that Honey Farms Management, LLC has failed to perform the completion of road Phase IA of the Honey Farms Subdivision, Columbia, TN 38401 as required by the City of Columbia within (1) year from the date of this amended agreement.

Sincerely,

Robert E. Poole
Manager
Honey Farms Management, LLC

DEVELOPER SURETY AGREEMENT

DATE: January 12, 2018
EXPIRATION DATE: January 12, 2019

To: City of Columbia

Re: SURETY AGREEMENT

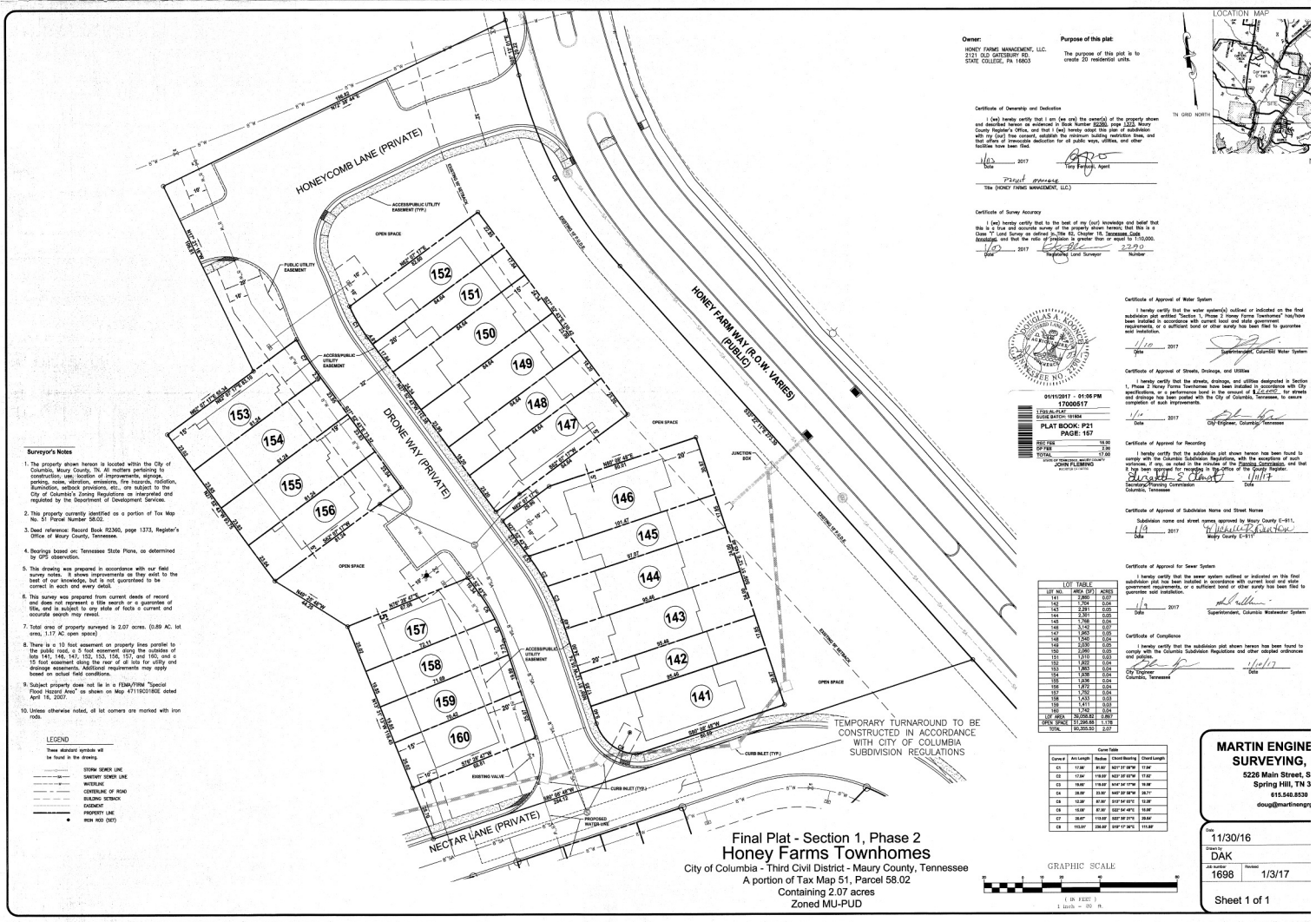
This developer hereby issues in your favor, a Bank Cashier Check for the account of Honey Farm Management, LLC for the amount of $40,000 US Dollars effective January 12, 2018. The purpose of this surety is to ensure the completion of roads for Phase 2, Section 2 of the Honey Farms Development, Columbia, TN 38401 as required by the City of Columbia.

Funds under this Surety provide to insure the completion of roads in Phase 2, Section 2. Funds can be used by the city under the following terms and conditions.

> A statement executed by an authorized official of the City of Columbia certifying that Honey Farms Management, LLC has failed to perform the completion of road Phase Phase 2, Section 2 of the Honey Farms Subdivision, Columbia, TN 38401 as required by the City of Columbia within (1) year from date of this agreement .

Sincerely,

Robert E. Poole, Jr.
Manager
Honey Farms Management, LLC



Owner:
HONEY FARMS MANAGEMENT, LLC.
2121 OLD GATESBURY RD.
STATE COLLEGE, PA 16803

Purpose of this plat:
The purpose of this plat is to create 20 residential units.

LOCATION MAP
TN GRID NORTH

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2360, page 1373, Maury County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

10/3 2017
Date

Tony Parbuch, Agent
Title (HONEY FARMS MANAGEMENT, LLC.)

Certificate of Survey Accuracy

I (we) hereby certify that to the best of my (our) knowledge and belief that this is a true and accurate survey of the property shown hereon; that this is a Class "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

10/3 2017
Date

Registered Land Surveyor

2790
Number

DOUGLAS A. KNOCKE
REGISTERED LAND SURVEYOR
TENNESSEE NO.

01/11/2017 - 01:06 PM
17000517
1 TOS/AL-PLAT
DUDE BATCH: 151804
PLAT BOOK: P21
PAGE: 157
REC FEE 15.00
OP FEE 2.00
TOTAL 17.00
STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Certificate of Approval of Water System

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Section 1, Phase 2 Honey Farms Townhomes" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

1/10 2017
Date

Superintendent, Columbia Water System

Certificate of Approval of Streets, Drainage, and Utilities

I hereby certify that the streets, drainage, and utilities designated in Section 1, Phase 2 Honey Farms Townhomes have been installed in accordance with City specifications, or a performance bond in the amount of $ 40,000 for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

1/10 2017
Date

City Engineer, Columbia, Tennessee

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations, with the exceptions of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved for recording in the office of the County Register.

Secretary, Planning Commission
Columbia, Tennessee

1/11/17
Date

Certificate of Approval of Subdivision Name and Street Names

Subdivision name and street names approved by Maury County E-911.

1/9 2017
Date

Maury County E-911

Certificate of Approval for Sewer System

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

1/9 2017
Date

Superintendent, Columbia Wastewater System

Certificate of Compliance

I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies.

City Engineer
Columbia, Tennessee

1/10/17
Date

Surveyor's Notes

1. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulations as interpreted and regulated by the Department of Development Services.
2. This property currently identified as a portion of Tax Map No. 51 Parcel Number 58.02.
3. Deed reference: Record Book R2360, page 1373, Register's Office of Maury County, Tennessee.
4. Bearings based on: Tennessee State Plane, as determined by GPS observation.
5. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
6. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
7. Total area of property surveyed is 2.07 acres. (0.89 AC. lot area, 1.17 AC open space)
8. There is a 10 foot easement on property lines parallel to the public road, a 5 foot easement along the outsides of lots 141, 146, 147, 152, 153, 156, 157, and 160, and a 15 foot easement along the rear of all lots for utility and drainage easements. Additional requirements may apply based on actual field conditions.
9. Subject property does not lie in a FEMA/FIRM "Special Flood Hazard Area" as shown on Map 47119C0180E dated April 16, 2007.
10. Unless otherwise noted, all lot corners are marked with iron rods.

LEGEND
These standard symbols will be found in the drawing.
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATERLINE
- CENTERLINE OF ROAD
- BUILDING SETBACK
- EASEMENT
- PROPERTY LINE
- IRON ROD (SET)

LOT TABLE		
LOT NO.	AREA (SF)	ACRES
141	2,880	0.07
142	1,704	0.04
143	2,291	0.05
144	2,301	0.05
145	1,798	0.04
146	3,142	0.07
147	1,963	0.05
148	1,960	0.04
149	2,030	0.05
150	2,060	0.05
151	1,870	0.03
152	1,865	0.04
153	1,801	0.04
154	1,638	0.04
155	1,636	0.04
156	1,870	0.04
157	1,702	0.04
158	1,433	0.03
159	1,411	0.03
160	1,742	0.04
LOT AREA	38,098.82	0.887
OPEN SPACE	51,298.68	1.178
TOTAL	90,355.50	2.07

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Length
C1	17.58'	81.00'	S27° 31' 08"W	17.54'
C2	17.54'	119.00'	N33° 33' 07"W	17.52'
C3	19.08'	119.00'	N14° 34' 17"W	19.08'
C4	28.59'	33.00'	N40° 39' 58"W	28.71'
C5	13.39'	87.00'	S15° 54' 53"E	13.38'
C6	15.08'	87.00'	S22° 54' 48"E	15.06'
C7	28.67'	113.00'	S32° 39' 21"E	28.60'
C8	113.01'	236.00'	S19° 17' 26"E	111.93'

Final Plat - Section 1, Phase 2
Honey Farms Townhomes
City of Columbia - Third Civil District - Maury County, Tennessee
A portion of Tax Map 51, Parcel 58.02
Containing 2.07 acres
Zoned MU-PUD

GRAPHIC SCALE
30 0 15 30 45 90
(IN FEET)
1 inch = 30 ft.

MARTIN ENGINE
SURVEYING,
5226 Main Street, S
Spring Hill, TN 3
615.540.8530
doug@martinengr

Date 11/30/16
Drawn by DAK
Job number 1698
Revised 1/3/17

Sheet 1 of 1

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Lindsay Barrier, Sr. Administrative Assistant, lbarrier@columbiatn.com, 931.560.1527

AGENDA ITEM TITLE: APPROVE A SURETY RELEASE IN THE AMOUNT OF $40,000 TO HONEY FARMS MANAGEMENT, LLC FOR THE COMPLETION OF PAVING FOR HONEY FARMS DEVELOPMENT, PHASE 2, SECTION 2, IN THE CITY OF COLUMBIA, TENNESSEE- WARD 5

RECOMMENDATION: Approve Surety Guarantee Release.

INFORMATION: On January 12, 2019 a surety guarantee in the amount of $40,000 was deposited from Honey Farms Management, LLC to ensure the completion of paving for Honey Farms Development, Phase 2, Section 2, in the City of Columbia, Tennessee. The Engineering Division has made inspections and found the final paving to be acceptable.

CERTIFICATION: The Chief Financial Officer certifies that $40,000 is budgeted and unencumbered in Letters Of Credit/Surety Bonds/Called Bonds.

HONEY FARMS DEVELOPMENT

December 6, 2022

City of Columbia
700 North Garden Street
Columbia, TN 38401
ATTN: City Engineer, Glenn Harper, P.E.

Re: Honey Farms Development

We have sent a cash deposits to the City of Columbia (as listed below) to cover Surety Requirements for paving on Phase 2, Section 1 and 2 of the development.

12/13/2016 Surety Agreement – Honey Farms Development – Phase 2 Section 1a - $20,000
(copy attached)

1/12/2018 Surety Agreement – Honey Farms Development – Phase 2 Section 2 - $40,000
(copy attached)

Total $60,000

We request that the city inspect and verify that paving has been completed and authorize the return of our cash deposits as permitted to:

Honey Farms Management
2121 Old Gatesburg Rd.
State College, PA 16803
Attn: Rick Fortney
Phone: 814-272-8877

Please contact me after inspection has been completed.

Rick Fortney

DEVELOPER SURETY AGREEMENT

DATE: December 13, 2017
EXPIRATION DATE: December 13, 2018

To: City of Columbia

Re: SURETY AGREEMENT

This developer issued in your favor, a Bank Cashier Check for the account of Honey Farm Management, LLC for the amount of $20,000 US Dollars on December 13, 2016. The purpose of this surety is to ensure the completion of roads for Phase 1A of the Honey Farms Development, Columbia, TN 38401 as required by the City of Columbia.

Funds under this Surety provide to insure the completion of roads in Phase 1A. Funds can be used by the city under the following terms and conditions.

> A statement executed by an authorized official of the City of Columbia certifying that Honey Farms Management, LLC has failed to perform the completion of road Phase IA of the Honey Farms Subdivision, Columbia, TN 38401 as required by the City of Columbia within (1) year from the date of this amended agreement.

Sincerely,

Robert E. Poole
Manager
Honey Farms Management, LLC

DEVELOPER SURETY AGREEMENT

DATE: January 12, 2018
EXPIRATION DATE: January 12, 2019

To: City of Columbia

Re: SURETY AGREEMENT

This developer hereby issues in your favor, a Bank Cashier Check for the account of Honey Farm Management, LLC for the amount of $40,000 US Dollars effective January 12, 2018. The purpose of this surety is to ensure the completion of roads for Phase 2, Section 2 of the Honey Farms Development, Columbia, TN 38401 as required by the City of Columbia.

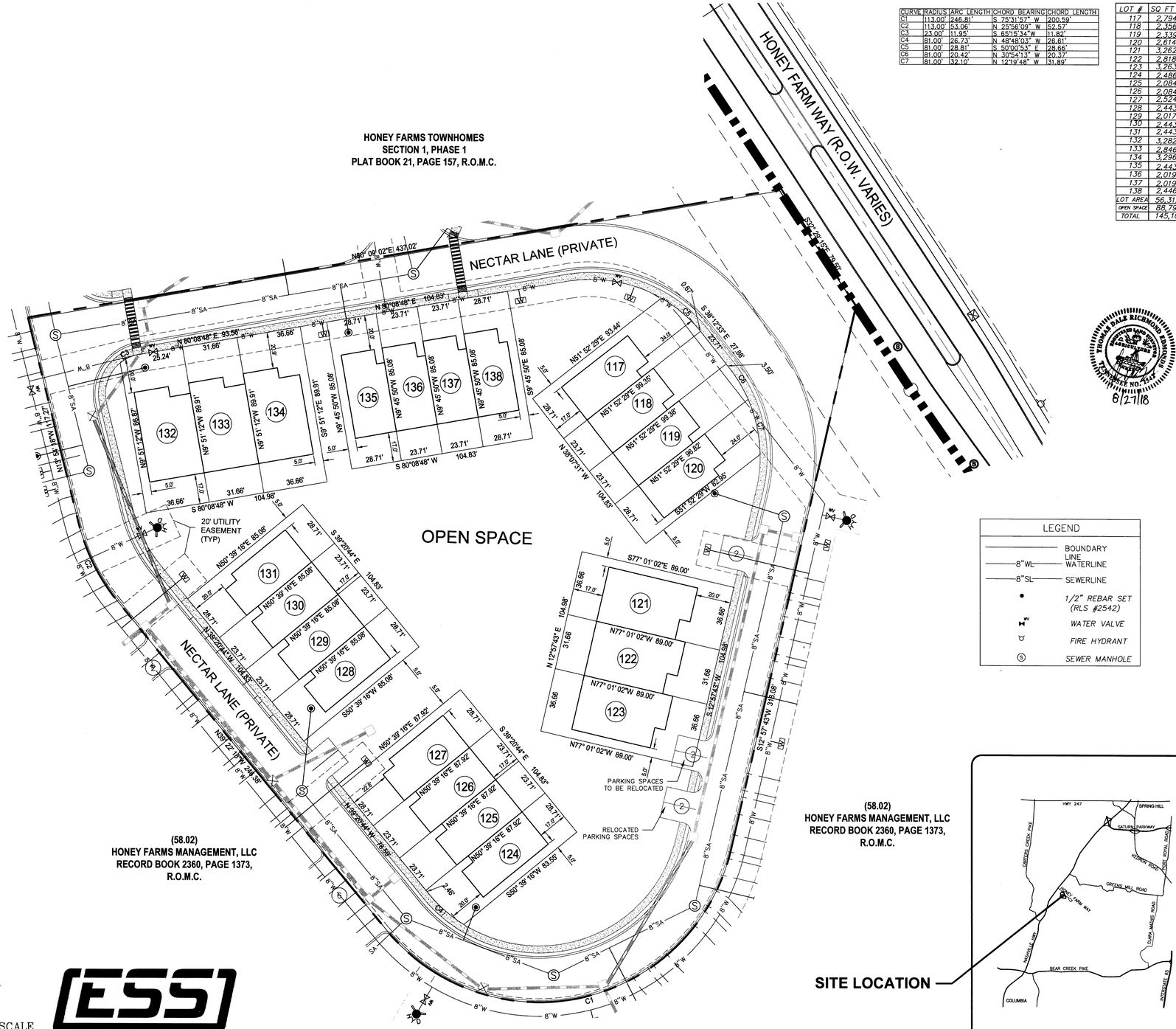
Funds under this Surety provide to insure the completion of roads in Phase 2, Section 2. Funds can be used by the city under the following terms and conditions.

> A statement executed by an authorized official of the City of Columbia certifying that Honey Farms Management, LLC has failed to perform the completion of road Phase Phase 2, Section 2 of the Honey Farms Subdivision, Columbia, TN 38401 as required by the City of Columbia within (1) year from date of this agreement .

Sincerely,

Robert E. Poole, Jr.
Manager
Honey Farms Management, LLC

HONEY FARMS TOWNHOMES
SECTION 1, PHASE 1
PLAT BOOK 21, PAGE 157, R.O.M.C.



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	113.00'	246.81'	S 75°31'57" W	200.59'
C2	113.00'	53.06'	N 25°56'09" W	52.57'
C3	23.00'	11.95'	S 85°15'34" W	11.82'
C4	81.00'	26.73'	N 48°48'03" W	26.61'
C5	81.00'	28.81'	S 50°00'53" E	28.66'
C6	81.00'	20.62'	N 30°54'13" W	20.37'
C7	81.00'	32.10'	N 12°19'48" W	31.89'

LOT TABLE

LOT #	SQ FT	ACRES
117	2,794	0.06
118	2,356	0.05
119	2,339	0.05
120	2,614	0.06
121	3,262	0.08
122	2,818	0.06
123	3,263	0.07
124	2,486	0.06
125	2,084	0.05
126	2,084	0.05
127	2,524	0.06
128	2,443	0.06
129	2,017	0.05
130	2,443	0.06
131	2,443	0.06
132	3,282	0.08
133	2,846	0.07
134	3,296	0.07
135	2,443	0.06
136	2,019	0.05
137	2,019	0.05
138	2,446	0.06
LOT AREA	56,312	1.29
OPEN SPACE	88,794	2.04
TOTAL	145,106	3.33

LEGEND

- BOUNDARY LINE
- 8"WL — WATERLINE
- 8"SL — SEWERLINE
- 1/2" REBAR SET (RLS #2542)
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE

SITE LOCATION

SITE VICINITY MAP

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

[ESS] Edmonds Surveying Services
TOMMY EDMONDS, RLS
PO BOX 211
LYLES, TN 37098
931.996.9084
tommy@edmondssurveying.com

Owner:
HONEY FARMS MANAGEMENT, LLC.
2121 OLD GATESBURY RD.
STATE COLLEGE, PA 16803

Purpose of this plat:
The purpose of this plat is to revise lot lines and building footprints

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2360, page 1373, Maury County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

6/27/18 Date — Owner

PROJECT MANAGER
Title (HONEY FARMS MANAGEMENT, LLC.)

Certificate of Survey Accuracy

I (we) hereby certify that to the best of my (our) knowledge and belief that this is a true and accurate survey of the property shown hereon; that this is a Class "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

6/27/18 Date — Registered Land Surveyor — 2542 Number

Certificate of Approval of Water System

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Section 2, Phase 2 Honey Farms Townhomes" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

9/4/2018 Date — Superintendent, Columbia Water System

Certificate of Approval of Streets, Drainage, and Utilities

I hereby certify that the streets, drainage, and utilities designated in Section 2, Phase 2 Honey Farms Townhomes have been installed in accordance with City specifications, or a performance bond in the amount of $40000 for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

9/4/18 Date — City Engineer, Columbia, Tennessee

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations, with the exceptions of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

9/11/18 Date — Secretary, Planning Commission, Columbia, Tennessee

Certificate of Approval of Subdivision Name and Street Names

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County,

8/30/18 Date — Crystal Gideon, Maury County E-911

Certificate of Approval for Sewer System

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

9/5/18 Date — Superintendent, Columbia Wastewater System

Certificate of Compliance

I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations and other adopted ordinances and policies.

City Engineer, Columbia, Tennessee — 9/5/18 Date

Surveyor's Notes:

1. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulations as interpreted and regulated by the Department of Development Services.
2. This property currently identified as a portion of Tax Map No. 51 Parcel Number 58.02.
3. Deed reference: Record Book R2360, page 1373, Register's Office of Maury County, Tennessee.
4. Bearings based on: Tennessee State Plane, as determined by GPS observation.
5. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
6. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
7. Total area of property surveyed is 3.34 acres. (1.26 AC. lot area, 2.08 AC open space)
8. There is a 20 foot easement on all property lines parallel to the road, a 5 foot easement along the side, and a 15 foot easement along the rear of all lots for utility and drainage easements. Additional requirements may apply based on actual field conditions.
9. Subject property does not lie in a FEMA/FIRM "Special Flood Hazard Area" as shown on Map 47119C0180E dated April 16, 2007.
10. Unless otherwise noted, all lot corners are marked with iron rods.
11. The recording of this plat voids, vacates, and supersedes the previous recorded plat as of Platbook-P21, Page 365, R.O.M.C.

NO.	DATE	REVISIONS
1	1-29-18	ADJUSTED LOT LINES PER AS-BUILT
2	5-30-18	ADJUSTED LOT LINES PER AS-BUILT
3	7-03-18	ADJUSTED LOT LINES PER AS-BUILT
4	8-27-18	REVISE PLAT

DATE: 12-18-17
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

HONEY FARMS TOWNHOMES

REVISION 2
FINAL PLAT- SECTION 2, PHASE 2
CITY OF COLUMBIA - THIRD CIVIL DISTRICT - MAURY COUNTY, TENNESSEE
A PORTION OF TAX MAP 51, PARCEL 58.02
ZONED MU-PUD

09/12/2018 - 11:51 AM
18013439
1 PGS:AL-PLAT
NANCY BATCH: 204655
PLAT BOOK: P21
PAGE: 457

REC FEE	16.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

PROJECT
17-0926

SHEET
1.0

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, Development Services Director, paul@columbiatn.com, 931.560.1560

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE A THREE-YEAR AGREEMENT BETWEEN THE CITY OF COLUMBIA AND ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC. (ESRI) FOR ACCESS TO LICENSE SOFTWARE IN THE AMOUNT OF $39,700, THE ANNUAL SUBSCRIPTION RATE - CITYWIDE

RECOMMENDATION: Approve.

INFORMATION: ESRI offers a Small Municipal and County Government Enterprise Agreement (SGEA) for access to software and GIS technology. This three-year agreement provides all departments' eligibility for use of all software and services provided within the scope for the annual rate of $39,700.

CERTIFICATION: The Chief Financial Officer certifies that $19,850 is budgeted and unencumbered in Wastewater Fund - Software Support & Maintenance and $19,850 is budgeted and unencumbered in General Fund-Miscellaneous - Software Maintenance.

esri | THE SCIENCE OF WHERE

July 10, 2023

Travis Howell
City of Columbia
700 N Garden St
Columbia, TN 38401-3224

Dear Travis,

The Esri Small Municipal and County Government Enterprise Agreement (SGEA) is a three-year agreement that will grant your organization access to Esri term license software. The EA will be effective on the date executed and will require a firm, three-year commitment.

Based on Esri's work with several organizations similar to yours, we know there is significant potential to apply Geographic Information System (GIS) technology in many operational and technical areas within your organization. For this reason, we believe that your organization will greatly benefit from an Enterprise Agreement (EA).

An EA will provide your organization with numerous benefits including:

- A lower cost per unit for licensed software
- Substantially reduced administrative and procurement expenses
- Complete flexibility to deploy software products when and where needed

The following business terms and conditions will apply:

- All current departments, employees, and in-house contractors of the organization will be eligible to use the software and services included in the EA.

- If your organization wishes to acquire and/or maintain any Esri software during the term of the agreement that is not included in the EA, it may do so separately at the Esri pricing that is generally available for your organization for software and maintenance.

- The organization will establish a single point of contact for orders and deliveries and will be responsible for redistribution to eligible users.

- The organization will establish a Tier 1 support center to field calls from internal users of Esri software. The organization may designate individuals as specified in the EA who may directly contact Esri for Tier 2 technical support.

- The organization will provide an annual report of installed Esri software to Esri.

- Esri software and updates that the organization is licensed to use will be automatically available for downloading.

- The fee and benefits offered in this EA proposal are contingent upon your acceptance of Esri's Small Municipal and County Government EA terms and conditions.

380 New York Street
Redlands, California 92373-8100 USA

909.793.2853
info@esri.com

esri.com

- Licenses are valid for the term of the EA.

This program offer is valid for 90 days. To complete the agreement within this time frame, please contact me within the next seven days to work through any questions or concerns you may have.

To expedite your acceptance of this EA offer:

1. Sign and return the EA contract with a Purchase Order or issue a Purchase Order that references this EA Quotation and includes the following statement on the face of the Purchase Order:

   "THIS PURCHASE ORDER IS GOVERNED BY THE TERMS AND CONDITIONS OF THE ESRI SMALL MUNICIPAL AND COUNTY GOVERNMENT EA, AND ADDITIONAL TERMS AND CONDITIONS IN THIS PURCHASE ORDER WILL NOT APPLY."

   Have it signed by an authorized representative of the organization.

2. On the first page of the EA, identify the central point of contact/agreement administrator. The agreement administrator is the party that will be the contact for management of the software, administration issues, and general operations. Information should include name, title (if applicable), address, phone number, and e-mail address.

3. In the purchase order, identify the "Ship to" and "Bill to" information for your organization.

4. Send the purchase order and agreement to the address, email or fax noted below:

   Esri
   Attn: Customer Service SG-EA
   380 New York Street
   Redlands, CA 92373-8100

   e-mail: service@esri.com
   fax documents to: 909-307-3083

I appreciate the opportunity to present you with this proposal, and I believe it will bring great benefits to your organization.

Thank you very much for your consideration.

Best Regards,

Jessie White

Quotation # Q-495165

Date: July 10, 2023

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

Customer # 156919 Contract # ENTERPRISE AGREEMENT

City of Columbia
MIS Dept
700 N Garden St
Columbia, TN 38401-3224

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 4/17/2023 To: 10/14/2023

ATTENTION: Travis Howell
PHONE: 931-560-1001 x1034
EMAIL: thowell2@columbiatn.com

Material	Qty	Term	Unit Price	Total
168178	1	Year 1	$39,700.00	$39,700.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				
168178	1	Year 2	$39,700.00	$39,700.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				
168178	1	Year 3	$39,700.00	$39,700.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				

Subtotal:	$119,100.00
Sales Tax:	$0.00
Estimated Shipping and Handling (2 Day Delivery):	$0.00
Contract Price Adjust:	$0.00
Total:	$119,100.00

Upon acceptance of the offer, the City of Columbia agrees to commit to the three-year term. Esri will invoice the City of Columbia for the annual fee, in advance, each renewal year. Invoices are to be paid within thirty (30) days of receipt of the invoice.

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:	Email:	Phone:
Jessie White	jwhite@esri.com	(909) 793-2853 x7945

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at https://go.esri.com/MAPS apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, then unless otherwise stated in this quotation, Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at https://www.esri.com/en-us/legal/terms/state-supplemental apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

WHITEJ **This offer is limited to the terms and conditions incorporated and attached herein.**

Esri Use Only:
Cust. Name _____
Cust. # _____
PO # _____
Esri Agreement # _____

SMALL ENTERPRISE AGREEMENT
COUNTY AND MUNICIPALITY GOVERNMENT
(E214-2)

This Agreement is by and between the organization identified in the Quotation (**"Customer"**) and **Environmental Systems Research Institute, Inc.** (**"Esri"**).

This Agreement sets forth the terms for Customer's use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

Table A
List of Products

Uncapped Quantities

Desktop Software and Extensions (Single Use)
ArcGIS Desktop Advanced
ArcGIS Desktop Standard
ArcGIS Desktop Basic
ArcGIS Desktop Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Publisher, ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS Workflow Manager, ArcGIS Data Reviewer

Enterprise Software and Extensions
ArcGIS Enterprise (Advanced and Standard)
ArcGIS Monitor
ArcGIS Enterprise Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS Workflow Manager, ArcGIS Data Reviewer

Enterprise Additional Capability Servers
ArcGIS Image Server

Developer Tools
ArcGIS Runtime Standard
ArcGIS Runtime Analysis Extension

Limited Quantities
One (1) Professional subscription to ArcGIS Developer
Two (2) ArcGIS CityEngine Single Use Licenses
100 ArcGIS Online Viewers
100 ArcGIS Online Creators
17,500 ArcGIS Online Service Credits
100 ArcGIS Enterprise Creators
3 ArcGIS Insights in ArcGIS Enterprise
3 ArcGIS Insights in ArcGIS Online
10 ArcGIS Location Sharing for ArcGIS Enterprise
10 ArcGIS Location Sharing for ArcGIS Online
3 ArcGIS Parcel Fabric User Type Extensions (Enterprise)
3 ArcGIS Utility Network User Type Extensions (Enterprise)
3 ArcGIS Trace Network User Type Extensions (Enterprise)

OTHER BENEFITS

Number of Esri User Conference registrations provided annually	**3**
Number of Tier 1 Help Desk individuals authorized to call Esri	**3**
Maximum number of sets of backup media, if requested*	**2**
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

*Additional sets of backup media may be purchased for a fee

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement ("**Ordering Document**"). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri's receipt of an Ordering Document, unless otherwise agreed to by the parties ("**Effective Date**").

Term of Agreement: Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

_____
(Customer)

By: _____
Authorized Signature

Printed Name: _____

Title: _____

Date: _____

Approved as to Legal Form:
C. Tim Tisher, City Attorney

CUSTOMER CONTACT INFORMATION

Contact: _____

Address: _____

City, State, Postal Code: _____

Country: _____

Quotation Number (if applicable): _____

Telephone: _____

Fax: _____

E-mail: _____

1.0—Additional Definitions

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

"Case" means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

"Deploy", "Deployed" and "Deployment" mean to redistribute and install the Products and related Authorization Codes within Customer's organization(s).

"Fee" means the fee set forth in the Quotation.

"Maintenance" means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

"Master Agreement" means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at https://www.esri.com/en-us/legal/terms/full-master-agreement and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

"Product(s)" means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

"Quotation" means the offer letter and quotation provided separately to Customer.

"Technical Support" means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

"Tier 1 Help Desk" means Customer's point of contact(s) to provide all Tier 1 Support within Customer's organization(s).

"Tier 1 Support" means the Technical Support provided by the Tier 1 Help Desk.

"Tier 2 Support" means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

2.0—Additional Grant of License

2.1 Grant of License. Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

2.2 Consultant Access. Esri grants Customer the right to permit Customer's consultants or contractors to use the Products exclusively for Customer's benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer's benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

3.0—Term, Termination, and Expiration

3.1 Term. This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

3.2 No Use upon Agreement Expiration or Termination. All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

3.3 Termination for a Material Breach. Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

3.4 Termination for Lack of Funds. For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

3.5 Follow-on Term. If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

4.0—Product Updates

4.1 Future Updates. Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

4.2 Product Life Cycle. During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at https://support.esri.com/en/other-resources/product-life-cycle. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

5.0—Maintenance

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at https://www.esri.com/en-us/legal/terms/maintenance). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.
2. The Tier 1 Help Desk will be fully trained in the Products.
3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.
4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.
5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer's organization.
6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.
2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.
3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to

supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.

5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

6.0—Endorsement and Publicity

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

7.0—Administrative Requirements

7.1 **OEM Licenses.** Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

7.2 **Annual Report of Deployments.** At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

8.0—Ordering, Administrative Procedures, Delivery, and Deployment

8.1 Orders, Delivery, and Deployment

a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download, operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.

c. Esri's federal ID number is 95-2775-732.

d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

8.2 **Order Requirements.** Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.

b. The following information will be included in each Ordering Document:

(1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
(2) Order number
(3) Applicable annual payment due

9.0—Mergers, Acquisitions, or Divestitures

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be no decrease in Fee as a result of any Ownership Change.

9.1 If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.

9.2 If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.

9.3 This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Lindsay Barrier, Sr. Administrative Assistant, lbarrier@columbiatn.com, 931.560.1527

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN AMENDMENT NO. 1 (REVISED) FOR PROFESSIONAL SERVICES WITH GRESHAM, SMITH AND PARTNERS FOR THE NASHVILLE HIGHWAY AND BEAR CREEK PIKE INTERSECTION PROJECT - WARD 5

RECOMMENDATION: Approve Amendment No. 1 (Revised) to the current contract with Gresham, Smith and Partners.

INFORMATION: Development Services prepared a Request for Qualifications and advertised for consultant engineers to provide services related to Rights-of-Way, design, and construction of intersection improvements at Nashville Highway (ST6-/US-31) and Bear Creek Pike (SR-99/US-412) intersection East to Tom Hitch Parkway.

The purpose of this Amendment No. 1 (Revised) is to modify The Effective Date of this Amendment from March 3, 2023 to August 25, 2023. All other terms and modifications remain the same.

ATTACHMENTS: Amendment No. 1 (Revised)

EXHIBIT F – Amendment to Owner-Engineer Agreement

Amendment No. 1 REV

The Effective Date of this Amendment is: August 25, 2023

Background Data

Effective Date of Owner-Engineer Agreement: August 20, 2018

Owner: City of Columbia

Engineer: Gresham Smith

Project: Nashville Highway (SR-6/US-31) and Bear Creek Pike (SR-99)/US-412 intersection east to Tom Hitch Parkway

Nature of Amendment: [Check those that are applicable and delete those that are inapplicable.]

- ☒ Additional Services to be performed by Engineer
- ☒ Modifications to services of Engineer
- ☐ Modifications to responsibilities of Owner
- ☒ Modifications of payment to Engineer
- ☐ Modifications to time(s) for rendering services
- ☐ Modifications to other terms and conditions of the Agreement

Description of Modifications: See attached scope of services

Agreement Summary: Provide additional services and fee as stated in attached scope

Original agreement amount:	$375,000.00
Net change for prior amendments:	$0
This amendment amount:	$207,488.00
Adjusted Agreement amount:	$582,488.00
Change in time for services (days or date, as applicable):	N/A

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit B/C.

Owner and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

In witness whereof, the parties have caused their duly authorized representatives to execute this Amendment as of the date shown below.

OWNER:
City of Columbia

By: _____
Print name: _____
Title: _____
Date: _____

ENGINEER:
Gresham Smith

By: _____
Print Name: Jody Vance
Title: Principal
Date: August 25, 2023

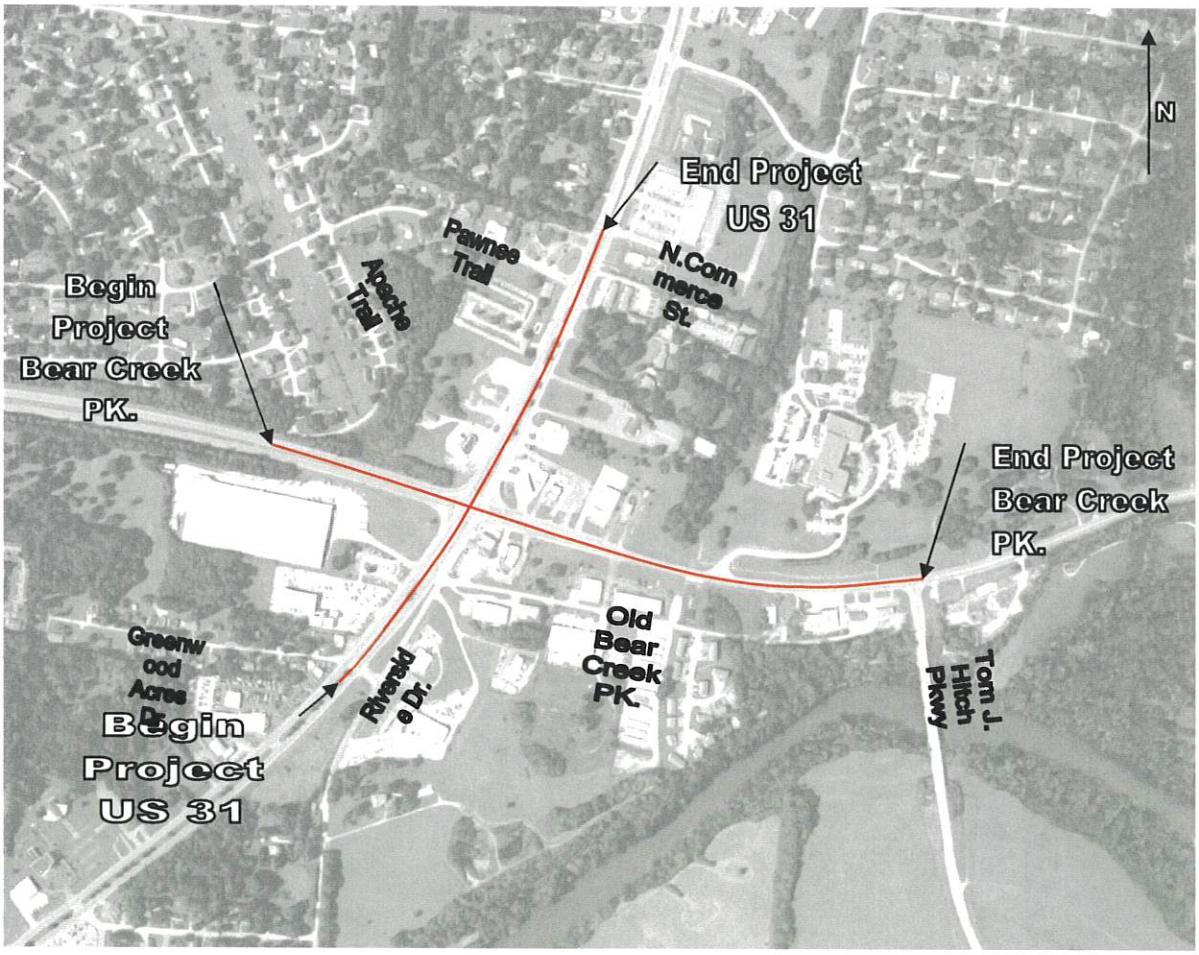
Approved as to Legal Form:
_____
C. Tim Tisher, City Attorney

GRESHAM SMITH AND PARTNERS

Scope of Services Addendum 1 for Bear Creek Pike (US 412) and US 31 Intersection Project
City of Columbia, Tennessee

LOCATION & DESCRIPTION

The area of improvement is located at the intersection of US 412 (Bear Creek Pike) and US 31 (Nashville Highway) as shown in the picture below. This project is intended to improve the safety, functionality and overall level of service of the intersection and approaching/departing lanes, improve pedestrian connectivity and mitigate safety concerns contributed to access control for private business driveway in proximity of the intersection.



DESCRIPTION OF ADDITIONAL SERVICES ENGINEERING SERVICES

Gresham Smith has been working on developing right-of-way plans so the City can begin acquiring right-of-way (ROW). Since initiating this right-of-way design, TDOT has changed or revised processes that require additional services that were not included in the original scope and fee for this project. In addition, design elements of the project have changed that required additional designs that were not included in the original fee. The original contract was based on all design being within the existing ROW with no additional ROW or easements to be acquired. The items are detailed below.

A. Coordination with TDOT Local Programs Office for ROW Acquisition $10,000.00

TDOT now requires locals to obtain appraisals, review and appraisals and negotiations for all tracts that require any acquisitions including slope and construction easements instead of allowing the NPP forms to be used. Gresham Smith will coordinate the appraisals, reviews and negotiators documents with TDOT for review and approve to move to the next step in the process.

B. Survey $3,013.00

Additional survey: Additional survey was required to obtain invert elevations on catchbasins and the closed drainage system to extend the project limits further south to Riverside Drive area. Additional survey areas were also needed outside of the original survey boundaries for Advance Auto Parts for drainage and driveway tie ins.

C. Additional Design Not Included in Original Fee $60,000.00

Retaining walls were added to the plans in order to avoid impacts to the stream and parking lots. Retaining wall concepts were added to the plans.

TDOT now requires construction easements to tie driveways back in. The plans will add construction easements around the driveways and add the areas to the acquisition table.

The project originally assumed there would be no ROW acquisition required so exhibits and descriptions were omitted from the fee. Exhibits and descriptions are now required for 9 tracts. In addition, the 9 tracts will be added to the plans sheets detailing the areas and the acquisition table.

Coordination with two developers have been added to the scope. The City has proposed developments for Farm Bureau and for the Avenue at Columbia. Gresham Smith is coordinating design of the roadway project with the developments and modifying the plans to accommodate these developments in the best way possible.

The City requested the southern limit be extended to Riverside Drive and to close one existing entrance on the southern end of the project. Gresham Smith has extended the limits and incorporated the redesign of these side roads/entrances into the plans. This included additional storm drainage analysis that was not originally in the scope.

TDOT recently added the requirement of a Qualified Hydraulic Professional provide an Environmental Boundaries Report for every project. Gresham Smith will need to add these boundaries to the plans and coordinate the areas with TDOT Environmental permitting. The stream known stream on this project will have impacts to it which will require an TDEC ARAP permit be applied for and obtained. Gresham Smith will complete the application for the City and coordinate with TDEC for the permit. Application fees and mitigation fees (if required) will be paid for by the City and are not included in this addendum.

TDOT now requires a Traffic Management Plan (TMP) be completed and submitted with the ROW and Construction plans. Gresham Smith will complete the TMP and coordinate with TDOT for approval.

Gresham Smith is including in this addendum to complete cost estimates at each phase (Preliminary, ROW and Construction) as now required by TDOT Local Programs.

D. NEPA **$14,000.00**

TDOT Environmental requires a NEPA Reevaluation on this project because ROW is not required (ROW includes slope or construction easements.)

A NEPA Reevaluation documentation will be developed to meet Tennessee Department of Transportation (TDOT) and the Federal Highway Administration (FHWA) requirements as outlined in FHWA Technical Advisory T6640.8A. The document will also meet TDOT's Local Governmental Guidelines.

The scope of work includes required coordination with state and federal agencies to complete the NEPA Reevaluation document. A request to initiate coordination will be sent to the following TDOT Technical Sections: Cultural Resources, Air Quality/Noise, Hazardous Materials, and Ecology.

Cultural Resources – Cultural Resources includes Archaeology, Historic Architecture, and Native American Coordination. Previous coordination for this project with the Archaeology and Historic Architecture Section indicated that the project would not adversely affect any resources in the area. Coordination will take place with the Sections to determine if their previous findings are still valid. It may be necessary to initiate new Native American Coordination, Gresham Smith will provide TDOT with information to coordinate with the Native American Tribes.

Air Quality/Noise – Gresham Smith will coordinate with the Air Quality and Noise Section as required for the NEPA Reevaluation.

Hazardous Materials – Gresham Smith will conduct a file review and database search for the project pertaining to Hazardous Materials. This search will include database reviews of Google Earth imagery, EPA National Priorities List, EPA EnviroMapper, TDEC Registered Underground Storage Tanks Data and Reports, TDEC Division of Water Resources Public Data Viewer, and Oil and Gas Wells database. Based on the reviews, Gresham Smith will develop a memo of findings to submit to the TDOT Hazardous Materials Section for review.

Ecology - Since approval of the Programmatic Categorical Exclusion (PCE) in August 2020, TDOT Ecology Section is now requiring an Environmental Boundaries Report (EBR) for Local Programs projects. This EBR should indicate that a Qualified Hydrologic Professional (QHP) has evaluated the entire project footprint along with maps that document features and feature locations within or near the project limits. The Gresham Smith team will prepare the EBR and submit to TDOT Ecology Section for review by TDOT, the Tennessee Department of Environment and Conservation (TDEC), Tennessee Wildlife Resources Agency (TWRA), and United States Fish and Wildlife Service (USFWS).

After coordination responses have been received, Gresham Smith will prepare the NEPA Reevaluation document with appendices documenting that the project meets the criteria outlined in 23CFR771.117(c).

The NEPA document will be submitted to TDOT for review, comment and approval.

E. Ecology Study **$3,100.00**

TDOT requested an ecology study be completed for the stream as part of the original NEPA document.

F. Additional Utility Coordination Services **$10,000.00**

TDOT began requiring an early coordination process with utilities. They require a general location map and letter be sent to all utilities within the county to determine if they have utilities within the general area. The utilities have 60 days to respond. If no response is obtained from a utility a 10 day letter must be submitted notifying them they have 10 days to respond to the original request.

G. Appraisals **$40,500.00**

Boozer and Associates has submitted a proposal for appraisals based on the current ROW plans. Nine (9) tracts are currently shown to have acquisition. The fee for appraisals is $4,500 per tract based on the current design. Any and all updates to the appraisal reports as a result of plans changes, along with meetings/depositions/testimony/conferences regarding litigation of the property, shall be billed at a rate of $300 per hour. This includes in-person and virtual project status meetings, which will have a minimum charge of $300 per meeting regardless of actual time spent in meeting. No additional fee for these services are included with this addendum.

H. Appraisal Reviews **$26,100.00**

Button and Associates has submitted a proposal for appraisal reviews based on the current ROW plans. Nine (9) tracts are currently shown to have acquisition. The fee for appraisal reviews is $2,900 per tract based on the current design.

I. Negotiations **$13,275.00**

R&D Enterprises has submitted a proposal for negotiations based on the current ROW plans. Nine (9) tracts are currently shown to have acquisition. The fee for negotiations is $1,475 per tract based on the current design.
The fee as listed includes:

1. Property Owner Verification
2. Prepare documents to deliver to the property owners and singed documents to the Agency.
3. Contact property owners, meet and explain how the property is being affected.
4. Deliver Acquisition Offer and/or donation per Tract, address property owner concerns.
5. Complete negotiations to a satisfactory solution for the property owner and the City.
6. Follow TDOT Guidelines for FHWA Uniform Act 49 CFR Part 24, and Local Public Agency Guidelines.

J. Geotechnical Study for Retaining Walls **$27,500.00**

The two retaining walls require a geotechnical investigation. GEOServices has provided a fee to provide this investigation and study.

One retaining wall is approximately 85' and one is 685' with a maximum height of 16'. The purpose of the geotechnical exploration is to explore subsurface conditions and provide geotechnical recommendations for the proposed retaining walls. The assessment of site environmental conditions for the presence of pollutants in the soil, rock, or ground water of the site is beyond the proposed scope of this exploration.

GEOServices proposes to explore the site subsurface conditions by drilling seven (7) soil test borings along the RW1 alignment and two (2) soil test borings along the RW2 alignment. This number and spacing of borings will generally provide one boring approximately every 100 feet along the retaining wall alignments.

Clearing to access the borings and allow drilling in the wooded and overgrown areas will be required. GEOServices have included a fee for the use of a subcontractor operated bulldozer or excavator to clear paths and form relatively level pads at the boring locations. A member of their staff can be present to direct the subcontractor to the boring locations during the clearing. They have assumed one (1) day of clearing to access the borings.

Traffic control will likely be required for access during the clearing and soil test boring work along the shoulder of the highway. GEOServices will obtain the services of a subcontractor to perform the required traffic control for these locations. They have assumed up to three (3) days of traffic control will be required.

The borings will be drilled to depths of 20 to 30 feet below the existing ground surface. The borings will be drilled to the assigned termination depths, or auger refusal, whichever is first encountered. The number and depth of proposed borings will combine to produce a total of 200 linear feet of drilling.

Standard Penetration Tests (SPT) will be performed in the borings on 2½ foot intervals in the upper 10 feet and at 5 foot intervals thereafter in general accordance with ASTM D1586. Rock coring, to explore auger refusal materials, is not included in their scope of services. Relatively undisturbed (Shelby tube) samples of the soil will be obtained from

selected intervals of the cohesive soil at the site, if possible, in general accordance with ASTM D1587. The borings will be backfilled with soil cuttings prior to leaving the site.

The soil samples will be returned to GEOServices laboratory where they will be reviewed by a geotechnical engineer or staff professional to visually classify the soils and to select representative samples for testing. Laboratory testing of selected soil samples may include natural moisture content, grain size, Atterberg limits and unconfined compressive strength tests.

Their services will culminate with a written report prepared by a geotechnical engineer or project staff professional under the review of a senior engineer licensed in Tennessee. The report will provide a summary of the subsurface conditions encountered in the test borings and present geotechnical recommendations for design and construction of the retaining wall foundation system. The report will include:

Figures showing the site location and approximate boring locations.

- The laboratory test results.
- The graphical boring logs showing vertical sections, including the boring number and the visual-manual soil classification according to the Unified Soil Classification System identified with the appropriate letter symbol for each soil type.
- A description of the existing site surface conditions and summary of the subsurface conditions encountered in the borings.
- A discussion of the site geology and karst potential.
- The soil nature and origin, including changes resulting from man's activities and stream erosion/deposition.
- Recommendations for soil related construction including site preparation, fill construction, and ground water control.
- Earthwork construction criteria, including the suitability of the site soils for reuse as fill, subgrade support conditions, stabilization recommendations, and fill compaction criteria.
- Unsatisfactory soil conditions and recommended remedial measures.
- A discussion of anticipated difficult excavation.
- Recommendations for the design and construction of shallow foundations, including allowable soil bearing pressure, minimum dimensions and embedment and estimated settlements.
- Recommended lateral earth pressures and backfill materials for the design of below grade walls.
- Recommended seismic site class definition from the AASHTO LRFD Bridge Design Specifications, Fifth Edition, based on the SPT N-values from the soil test borings.

Additional Services:

Specific items **not** included in the scope but may be completed at the request of the owner for additional fees include:

- Title Searches
- Relocations including sign relocations

- Additional appraisals, reviews or negotiations
- Permit fees
- Stream mitigation design
- Stream mitigation fees
- Additional changes required by TDOT Local Programs
- Graphic design or renderings
- Additional retaining walls other than described above
- Additional environmental studies or reevaluations

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Jonathan Stotler, MIS Director, jstotler@columbiatn.com, 931.560.1550

AGENDA ITEM TITLE: APPROVE THE PURCHASE FROM WAYPOINT OF NETWORK COMMUNICATIONS EQUIPMENT PER THE MIS REPLACEMENT SCHEDULE IN THE AMOUNT OF $264,788.61 UTILIZING STATE CONTRACTS

RECOMMENDATION: Approve.

INFORMATION: The Purchasing Agent approved the National Cooperative Purchasing Alliance contract bid #NCPA 01-96 for Dell, Inc. for a six-year term from October 1, 2015, to October 31, 2023. The vendor of record for the contract is Dell, Inc. Waypoint is a Dell partner.

Per Quote AAAQ17484 obtained from Waypoint reflecting our choice of configuration:

39 Enterprise Network Switches & 5-year support including license fees totaling $229,988.61

Onsite Implementation Services will be purchased for the amount of $34,800.

The total purchase is $264,788.61 to Waypoint per NCPA State Contract #NCPA 01-96.

CERTIFICATION: The Chief Financial Officer certifies that $264,789 is budgeted and unencumbered in Management Information Systems - Computer Equipment.

QUOTE

Number AAAQ17484

Date Aug 4, 2023

118 Vintage Park Blvd, W414, Houston, TX 77070
Phone: 832-479-8540

Bill To

City of Columbia Tennessee
Jonathan Stotler
700 North Garden Street
Columbia, TN 38401

Phone (931) 560-1500
Email jstotler@columbiatn.com

Ship To

City of Columbia Tennessee
Jonathan Stotler
700 North Garden Street
Columbia, TN 38401

Phone (931) 560-1500
Email jstotler@columbiatn.com

Account Manager



Darren Orsag
979-325-0523
DOrsag@waypointsolutions.com

Contract

NCPA
01-96

Notes:
Here is the quote you requested.

Line	Qty	Description	Unit Price	Ext. Price
1	4	FORTISWITCH-1048E - LAYER 2/3 FORTIGATE SWITCH PERP CONTROLLER FS-1048E	$18,034.17	$72,136.68
2	4	FORTISWITCH-1048E 5YR 24X7 FC PERP FC-10-1E48F-247-02-60	$9,695.45	$38,781.80
3	4	SW LICS FOR FS-1000 SERIES LICS SWITCHES FS-SW-LIC-1000	$1,110.58	$4,442.32
4	21	FortiSwitch-248E-FPOE Layer 2/3 FortiGate switch controller compatible PoE+ switch with 48 x GE RJ45 ports, 4 x GE SFP, with automatic Max 740W POE output limit FS-248E-FPOE	$2,289.84	$48,086.64
5	21	FortiSwitch-248E-FPOE 5 Year FortiCare Premium Support FC-10-W248E-247-02-60	$1,404.15	$29,487.15
6	14	FortiSwitch-224D-FPOE Layer 2/3 FortiGate switch controller compatible PoE+ switch with 24 x GE RJ45 ports, 4 x GE SFP, with automatic Max 370W POE output limit FS-224D-FPOE	$1,304.80	$18,267.20
7	14	FortiSwitch-224D-FPOE 5 Year FortiCare Premium Support FC-10-W0226-247-02-60	$809.04	$11,326.56
8	1	FortiManager - VM License Upgrade license for adding 100 Fortinet devices/Virtual Domains; allows for total of 5 GB/Day of Logs. FMG-VM-100-UG	$7,460.26	$7,460.26
9	1	Waypoint Services- See SoW for Details	$34,800.00	$34,800.00

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - WE SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTIAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEEMENT. MINIMUM 15% RESTOCKING FEE WITH ORIGINAL PACKAGING.

Created on 08/09/23 07:54:58 by Waypoint Business Solutions, LLC

Line	Qty	Description	Unit Price	Ext. Price

SubTotal	$264,788.61
Tax	$0.00
Shipping	$0.00
Total	**$264,788.61**

Please contact me if I can be of further assistance.

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - WE SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTIAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEEMENT. MINIMUM 15% RESTOCKING FEE WITH ORIGINAL PACKAGING.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Donnie Boshers, Wastewater Director, dboshers@columbiatn.com, 931-560-1011

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE CHANGE ORDER #1 TO CONTRACT # 1222-C3 WITH PATH COMPANY, LLC IN THE AMOUNT OF $221,908

RECOMMENDATION: Approve.

INFORMATION: Change Order #1 consists of a 50-ton chiller, 2 chilled water pumps and controls installation serving the Administration Building of the Wastewater Department. The existing unit is 23 years old and has caused several problems this summer. The total cost of Change Order #1 is $221,908, bringing the total cost of Contract 1222-C3 to $1,046,605.

CERTIFICATION: The Chief Financial Officer certifies that $221,908 will be included in appropriation amendment #1 in Wastewater-Treatment Plant-Buildings/Structure on second consideration on October 12, 2023.

CHANGE ORDER #1

8/31/2023
Contract#: 1222-C3
From: Path Company, LLC, 5860 Ridgeway Center Parkway, Ste #200, Memphis, TN 38120
To: City of Columbia, TN

This Change Order is a change in scope to the Columbia, TN Installation Agreement #1222-C3 which is a project between Path Company, LLC and City of Columbia, TN.

1. Proposed Changes:
    a. Price: $221,908
    b. Scope: Chiller, Pump, and Controls installation as described in detail on Attachment A.
2. The original Contract sum prior to this change order was $824,697.00.
3. The contract sum increased by this Change Order #1 in the amount of $221,908.
4. The new contract sum including this Change Order #1 will be $1,046,605.
5. The new contract completion date will be one year from the signed date of this change order.
6. This agreement shall be signed below and effective as of 8/31/2023.

Path Company, LLC

_____
By: Russell Phillips
Its: President

City of Columbia, TN

_____
By: Charles M. Molder
Its: Mayor

Approved as to Legal Form:
C. Tim Tisher, City Attorney

ATTACHMENT A

Columbia Wastewater Treatment Center

Scope of Work:

- Provide and install a web-based Distech Controls EC-Net Supervisor/Server. It provides server-level functions for a network of field devices configured to achieve energy performance goals, occupant comfort and other desired outcomes. The Niagara Supervisor serves real-time graphical information to standard web-browser clients and performs essential functions such as analytics, centralized data logging/trending, archiving to external databases, alarming, dashboarding, system navigation, master scheduling, database management, and integration with other enterprise software applications. A truly open system with scalable integration of all your control, monitoring, and operational needs. Path will provide a windows-based PC for the server software or it can be installed on a Customer provided virtual machine. EC-Net Supervisor | Building Automation System | Distech Controls (distech-controls.com)

Single Zone AHU's (Total of 2)

- Provide and install Distech Controls BACnet controller for unit control.
- Provide and install all new sensors, relays, etc.
- Reuse existing wire where possible.
- Program and startup of unit controls.
- Integration into the Niagara Front End.
- Creation of 3D graphics for the Niagara Front End.
- Creation of Alarms, Trends and Email notification per customer request.

Fan Powered VAV (Total of 20)

- Provide and install Distech Controls BACnet controller for unit control.
- Provide and install a new space temperature sensor
- Reuse existing wire where possible.
- Program and startup of unit controls.
- Integration into the Niagara Front End.
- Creation of 3D graphics for the Niagara Front End.
- Creation of Alarms, Trends and Email notification per customer request.

50 Ton Chiller (Total of 1)

- Demo and Remove the Existing Trane Chiller
- Provide and install a new 50 Ton Air Cooled Chiller
- Reconnect the electrical and piping to the New Chiller
- Provide a Factory Startup of the chiller.
- Chiller will be provided with a 1 yr. parts and labor warranty. It will also have a 5 yr. compressor warranty.

Chilled Water Pumps (Total of 2)

- Demo and Remove the Existing Taco Chilled Water Pumps
- Provide and install 2 new Chilled Water Pumps
- All piping modifications and Electrical modifications necessary to connect the new pumps
- Reconnect the electrical and piping to the New Chiller
- Provide a Factory Startup of the chiller

After year one, there will be a yearly reoccurring fee of $1750 for the Hosted Server

CLARIFICATIONS

- PATH Company's involvement in this project is limited to the above specific written scope of work. Any further engagement by PATH Company shall be separately quoted and approved in writing by both parties in advance of the work being performed. The following exclusions of scope shall include, but are not limited to, any participation by PATH Company in future lawsuits, witness testimony, arbitration and/or mediation following as a result of this engagement.
- Work is to be performed during normal business hours. (8:00am – 4:30pm)
- The proposal includes one year warranty on labor and control components provided.

EXCLUSIONS

- No temporary controls or HVAC equipment are included in this proposal.
- Roof Penetrations and weather sealing
- Variable Frequency Drives
- Manual Volume Dampers or Louvers
- Duct Smoke Detectors or installation of duct detectors
- Airflow Measuring Stations or installation of Airflow Measuring Stations
- Control Dampers
- 50 VAC and greater power wiring to equipment, controls equipment (including actuators or valves) or control dampers unless specifically noted in this proposal.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Liz Bermudez, Executive Secretary, liz@columbiatn.com, 931-560-1510

AGENDA ITEM TITLE: APPROVE THE CONTRACTUAL AGREEMENT BETWEEN THE CITY OF COLUMBIA AND MAURY COUNTY SENIOR CITIZENS CENTER, INC. IN THE AMOUNT OF $38,000

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia Human Resource Department was abolished in 2002 and one of the former City employees became an employee of the Senior Citizens with the agreement that the City of Columbia would continue to pay the employee's annual salary. The length of this contract is for one-year and in the amount of $38,000 for the employee's salary and for general support of Maury County Senior Citizens Center, Inc., whose services promote the general welfare of the residents of Columbia.

CERTIFICATION: The Chief Financial Officer certifies that $38,000 is budgeted and unencumbered in City Council - Contractual Agreements.

CONTRACT BETWEEN THE CITY OF COLUMBIA, TENNESSEE AND MAURY COUNTY SENIOR CITIZENS CENTER, INC.

This contract is hereby entered into by and between the City of Columbia, Tennessee, hereinafter referred to as "First Party", and Maury County Senior Citizens Center, Inc., hereinafter referred to as "Second Party".

WHEREAS, the City of Columbia temporarily abolished its Human Resources Department and one of such department's former employees became an employee of Second Party with the agreement that First Party would continue to pay said employee's salary; and

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated authorizes municipalities to appropriate funds for the financial aid of certain non-profit organizations which provide year-round services benefiting the general welfare of the residents of the municipality and also provide for the economic development, social welfare and/or common good of such municipality's residents; and

WHEREAS, Maury County Senior Citizens Center, Inc., is a non-profit organization whose year-round services benefit the general welfare of the residents of this municipality;

NOW THEREFORE, THE PARTIES DO HEREBY AGREE AS FOLLOWS:

1. First Party agrees to pay to Second Party Thirty-Eight Thousand and 00/100 Dollars ($38,000), for the 2023-2024 salary, fringe benefits, cost of living raise of the Assistant Director of Second Party and for general operations and supplies of Second Party, a non-profit organization whose year-round services benefit the general welfare of the residents of this municipality.

2. Said funds of Thirty-Eight Thousand Dollars ($38,000) shall be paid on or before August 1, 2023.

3. Prior to receipt of such money, Second Party shall send a detailed request specifying the proposed use of such funds in writing to First Party. Thereafter, Second Party shall provide a detailed financial report showing where such moneys were spent.

4. The term of this Contract shall be for one (1) year and shall commence on the 1st day of July, 2023 and shall continue until the 30th day of June, 2024.

5. On or before May 1st of each year, Second Party shall submit a budget to First Party for Second Party's current budget year and shall submit a copy of the next budget year upon its adoption.

6. The parties covenant that no person shall be excluded on the grounds of race, color, age, sex, handicap, or national origin from participation in, denied the benefit of, or otherwise subjected to discrimination under the terms or conditions of this Contract.

7. In the event of default by either party hereto, the non-defaulting party shall be entitled to an immediate cancellation of the terms and obligations of this Contract and to any other remedies allowed by a court of competent jurisdiction.

8. This contract, and the rights and obligations hereunder, shall not be assigned by Second Party, without the written consent of First Party.

9. This agreement contains the entire agreement between the parties and cannot be amended, except in writing signed by both parties.

10. If any term or provision of this Contract shall, to any extent, be held invalid or unenforceable by a court of law, the remaining provisions of this Contract are severable and shall not be affected thereby and each remaining term or provision of this Contract shall be valid and enforceable to the fullest extent permitted by law.

ENTERED into this the _____ day of _____, 2023.

ATTEST:

_____
CITY RECORDER

CITY OF COLUMBIA, TENNESSEE

By:_____
CHARLES (CHAZ) M. MOLDER,
Mayor

ATTEST:

_____

MAURY COUNTY SENIOR
CITIZENS CENTER, INC.

By:_____
EXECUTIVE DIRECTOR

APPROVED AS TO FORM:

_____
C. TIM TISHER,
CITY ATTORNEY

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Liz Bermudez, Executive Secretary, liz@columbiatn.com, 931-560-1510

AGENDA ITEM TITLE: APPROVE THE CONTRACTUAL AGREEMENT BETWEEN THE CITY OF COLUMBIA AND MAURY COUNTY REGIONAL AIRPORT AUTHORITY IN THE AMOUNT OF $10,000

RECOMMENDATION: Approve.

INFORMATION: This contract provides for the City of Columbia to provide $10,000 to support the maintenance and continued operation of the Maury County Regional Airport.

CERTIFICATION: The Chief Financial Officer certifies that $10,000 is budgeted and unencumbered in City Council – Contractual Agreements.

CONTRACT FOR PROFESSIONAL SERVICES
BETWEEN THE CITY OF COLUMBIA, TENNESSEE
AND THE MAURY COUNTY REGIONAL AIRPORT AUTHORITY

THIS CONTRACT is entered into on this the _____ day of _____, 2023, by and between the City of Columbia, Tennessee, (hereinafter referred to as "First Party"), and the Maury County Regional Airport Authority, (hereinafter referred to as "Second Party");

WITNESSETH:

WHEREAS, Second Party maintains and operates the Maury County Regional Airport Authority, which promotes the general welfare of the residents of First Party and aids in the economic development of First Party; and

WHEREAS, the continued successful operation of the Maury County Regional Airport Authority serves a public purpose beneficial to all the residents of First Party; and

WHEREAS, this contract and the services to be performed hereunder are deemed by First Party to be unique and in the form of a professional service contract.

NOW, THEREFORE, in consideration of the mutual promises, covenants and conditions herein stated and in consideration of the mutual benefits, which will accrue to the parties, the receipt and sufficiency of all of which are hereby acknowledged, the parties hereby agree as follows:

1. First Party agrees to pay to Second Party the sum of Ten Thousand Dollars ($10,000) to support Second Party's maintenance and continued operation of the Maury County Regional Airport Authority for the benefit of First Party's residents and the economic development of First Party.

2. Prior to receipt of such money, Second Party shall send a detailed request specifying the proposed use of such funds in writing to First Party. Thereafter, Second Party shall provide a detailed financial report showing where such moneys were spent.

3. The term of this Contract shall be for one (1) year and shall commence on the 1st day of July, 2023 and shall continue until the 30th day of June, 2024.

4. On or before May 1st of each year, Second Party shall submit a budget to First Party for Second Party's current budget year and shall submit a copy of the next budget year upon its adoption.

5. The parties covenant that no person shall be excluded on the grounds of race, color, age, sex, handicap, or national origin from participation in, denied the benefit of, or otherwise subjected to discrimination under the terms or conditions of this Contract.

6. In the event of default by either party hereto, the non-defaulting party shall be entitled to an immediate cancellation of the terms and obligations of this Contract and to any other remedies allowed by a court of competent jurisdiction.

7. This contract, and the rights and obligations hereunder, shall not be assigned by Second Party, without the written consent of First Party.

8. This agreement contains the entire agreement between the parties and cannot be amended, except in writing signed by both parties.

9. If any term or provision of this Contract shall, to any extent, be held invalid or unenforceable by a court of law, the remaining provisions of this Contract are severable and shall not be affected thereby and each remaining term or provision of this Contract shall be valid and enforceable to the fullest extent permitted by law.

WITNESS THE PARTIES HANDS AND SEALS the day and date first above written.

ATTEST:

_____
CITY RECORDER

CITY OF COLUMBIA, TENNESSEE

By:_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____

MAURY COUNTY REGIONAL
AIRPORT AUTHORITY

By:_____
Its: _____

APPROVED AS TO FORM:

_____
C. TIM TISHER, CITY ATTORNEY

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Liz Bermudez, Executive Secretary, liz@columbiatn.com, 931-560-1510

AGENDA ITEM TITLE: APPROVE THE CONTRACTUAL AGREEMENT BETWEEN THE CITY OF COLUMBIA AND KEEP MAURY BEAUTIFUL IN THE AMOUNT OF $8,000

RECOMMENDATION: Approve.

INFORMATION: This contract provides for the payment of $8,000 to Keep Maury Beautiful, Inc., to support the programs and continued operation of keeping the City of Columbia clean.

CERTIFICATION: The Chief Financial Officer certifies that $8,000 is budgeted and unencumbered in City Council – Contractual Agreements.

CONTRACT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF COLUMBIA, TENNESSEE AND KEEP MAURY BEAUTIFUL, INC.

THIS CONTRACT is entered into on this the _____ day of _____, 2023, by and between the City of Columbia, Tennessee, (hereinafter referred to as "First Party"), and Keep Maury Beautiful, Inc., (hereinafter referred to as "Second Party");

WITNESSETH:

WHEREAS, Second Party maintains and operates Keep Maury Beautiful, Inc., which promotes the general welfare of the residents of First Party by organizing and running programs to keep the City of Columbia clean; and

WHEREAS, the continued successful operation of Keep Maury Beautiful, Inc., serves a public purpose beneficial to all the residents of First Party; and

WHEREAS, this contract and the services to be performed hereunder are deemed by First Party to be unique and in the form of a professional service contract.

NOW, THEREFORE, in consideration of the mutual promises, covenants and conditions herein stated and in consideration of the mutual benefits, which will accrue to the parties, the receipt and sufficiency of all of which are hereby acknowledged, the parties hereby agree as follows:

1. First Party agrees to pay to Second Party the sum of Eight Thousand Dollars ($8,000) to support the programs and continued operation of Second Party and insure that the First Party's residents continue to receive the services provided by Second Party.

2. Prior to receipt of such money, Second Party shall send a detailed request specifying the proposed use of such funds in writing to First Party. Thereafter, Second Party shall provide a detailed financial report showing where such moneys were spent.

3. The term of this Contract shall be for one (1) year and shall commence on the 1st day of July, 2023 and shall continue until the 30th day of June, 2024.

4. On or before May 1st of each year, Second Party shall submit a budget to First Party for Second Party's current budget year and shall submit a copy of the next budget year upon its adoption.

5. The parties covenant that no person shall be excluded on the grounds of race, color, age, sex, handicap, or national origin from participation in, denied the benefit of, or otherwise subjected to discrimination under the terms or conditions of this Contract.

6. In the event of default by either party hereto, the non-defaulting party shall be entitled to an immediate cancellation of the terms and obligations of this Contract and to any other remedies allowed by a court of competent jurisdiction.

7. This contract, and the rights and obligations hereunder, shall not be assigned by Second Party, without the written consent of First Party.

8. This agreement contains the entire agreement between the parties and cannot be amended, except in writing signed by both parties.

9. If any term or provision of this Contract shall, to any extent, be held invalid or unenforceable by a court of law, the remaining provisions of this Contract are severable and shall not be affected thereby and each remaining term or provision of this Contract shall be valid and enforceable to the fullest extent permitted by law.

WITNESS THE PARTIES HANDS AND SEALS the day and date first above written.

ATTEST:

_____
CITY RECORDER

CITY OF COLUMBIA, TENNESSEE

By:_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____

KEEP MAURY BEAUTIFUL, INC.

By:_____
Its: _____

APPROVED AS TO FORM:

_____
C. TIM TISHER, CITY ATTORNEY

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Liz Bermudez, Executive Secretary, liz@columbiatn.com, 931-560-1510

AGENDA ITEM TITLE: APPROVE THE CONTRACTUAL AGREEMENT BETWEEN THE CITY OF COLUMBIA AND TENNESSEE REHABILITATION CENTER AT COLUMBIA IN THE AMOUNT OF $17,000

RECOMMENDATION: Approve.

INFORMATION: This contract provides for the payment of $17,000 to Tennessee Rehabilitation Center at Columbia for the purpose of training and assisting Columbia's residents in finding vocational opportunities.

CERTIFICATION: The Chief Financial Officer certifies that $17,000 is budgeted and unencumbered in City Council – Contractual Agreements.

CONTRACT FOR PROFESSIONAL SERVICES
BETWEEN THE CITY OF COLUMBIA, TENNESSEE
AND TENNESSEE REHABILITATION CENTER AT COLUMBIA

THIS CONTRACT is entered into on this the _____ day of _____, 2023, by and between the City of Columbia, Tennessee, (hereinafter referred to as "First Party"), and the Tennessee Rehabilitation Center at Columbia, (hereinafter referred to as "Second Party");

W I T N E S S E T H :

WHEREAS, Second Party maintains and operates the Tennessee Rehabilitation Center at Columbia, which promotes the general welfare of the residents of First Party by training residents and assisting them in finding vocational opportunities; and

WHEREAS, the continued successful operation of the Tennessee Rehabilitation Center at Columbia serves a public purpose beneficial to all the residents of First Party; and

WHEREAS, this contract and the services to be performed hereunder are deemed by First Party to be unique and in the form of a professional service contract.

NOW, THEREFORE, in consideration of the mutual promises, covenants and conditions herein stated and in consideration of the mutual benefits, which will accrue to the parties, the receipt and sufficiency of all of which are hereby acknowledged, the parties hereby agree as follows:

1. First Party agrees to pay to Second Party the sum of Seventeen Thousand Dollars ($17,000) to support Second Party's maintenance and continued operation of the Tennessee Rehabilitation Center at Columbia and to insure that First Party's residents continue to receive the services provided by Second Party.

2. Prior to receipt of such money, Second Party shall send a detailed request specifying the proposed use of such funds in writing to First Party. Thereafter, Second Party shall provide a detailed financial report showing where such moneys were spent.

3. The term of this Contract shall be for one (1) year and shall commence on the 1st day of July, 2023 and shall continue until the 30th day of June, 2024.

4. On or before May 1st of each year, Second Party shall submit a budget to First Party for Second Party's current budget year and shall submit a copy of the next budget year upon its adoption.

5. The parties covenant that no person shall be excluded on the grounds of race, color, age, sex, handicap, or national origin from participation in, denied the benefit of, or otherwise subjected to discrimination under the terms or conditions of this Contract.

6. In the event of default by either party hereto, the non-defaulting party shall be entitled to an immediate cancellation of the terms and obligations of this Contract and to any other remedies allowed by a court of competent jurisdiction.

7. This contract, and the rights and obligations hereunder, shall not be assigned by Second Party, without the written consent of First Party.

8. This agreement contains the entire agreement between the parties and cannot be amended, except in writing signed by both parties.

9. If any term or provision of this Contract shall, to any extent, be held invalid or unenforceable by a court of law, the remaining provisions of this Contract are severable and shall not be affected thereby and each remaining term or provision of this Contract shall be valid and enforceable to the fullest extent permitted by law.

WITNESS THE PARTIES HANDS AND SEALS the day and date first above written.

ATTEST:

_____
CITY RECORDER

CITY OF COLUMBIA, TENNESSEE

By:_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____

TENNESSEE REHABILITATION CENTER AT COLUMBIA

By:_____
Its: _____

APPROVED AS TO FORM:

_____
C. TIM TISHER, CITY ATTORNEY

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Liz Bermudez, Executive Secretary, liz@columbiatn.com, 931-560-1510

AGENDA ITEM TITLE: APPROVE THE CONTRACTUAL AGREEMENT FOR ECONOMIC DEVELOPMENT SERVICES BETWEEN THE CITY OF COLUMBIA AND MAURY COUNTY CHAMBER AND ECONOMIC ALLIANCE IN THE AMOUNT OF $100,000

RECOMMENDATION: Approve.

INFORMATION: The purpose of this contract is for the Maury County Chamber and Economic Alliance to promote the economic development and perform certain economic development services for the benefit of the City of Columbia. This agreement is in the amount of $100,000 for a one-year term.

The contract calls for quarterly payments to the Maury County Chamber and Economic Alliance contingent upon quarterly presentation to the City Council.

CERTIFICATION: The Chief Financial Officer certifies that $100,000 is budgeted and unencumbered in City Council – Contractual Agreements.

CONTRACT FOR ECONOMIC DEVELOPMENT SERVICES BETWEEN THE CITY OF COLUMBIA, TENNESSEE AND MAURY COUNTY CHAMBER AND ECONOMIC ALLIANCE

THIS CONTRACT is entered into on this the _____ day of _____, 2023, by and between the City of Columbia, Tennessee, (hereinafter called "First Party"), and Maury County Chamber and Economic Alliance, a Tennessee Non-Profit Organization, (hereinafter called "Second Party").

RECITALS:

I. First Party intends and desires to contract with Second Party to promote the economic development of the City of Columbia, Tennessee.

II. First Party desires to contract with Second Party to increase the revenue of First Party and its inhabitants and to provide employment for them by attracting, developing, retaining and encouraging business and industry and creating quality jobs. Therefore, both economic development and this contract serve a public purpose beneficial to all the citizens of First Party, in promoting the general health, safety, and welfare of the citizens of First Party.

III. First Party makes this contract for the additional purpose of establishing a long-term relationship with Second Party and promoting continuity and stability for economic development programs within First Party.

IV. This contract and the services to be performed hereunder are deemed by First Party to be unique and in the form of a professional services contract.

V. This contract and Columbia' s investment commitment hereto contemplates similar investment from the other members of Second Party in cooperation to accomplish the purposes hereinbefore stated and economic development for all the members of such Second Party.

VI. Second Party is a non-profit corporation comprised of public and private members. Present public members are: Maury County, Tennessee and the City of Columbia, Tennessee.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and conditions herein stated and in consideration of the mutual benefits, which will accrue

to the parties, the receipt and sufficiency of which consideration is hereby acknowledged, the parties agree as follows:

1. **Engagement of Maury County Chamber and Economic Alliance.** First Party contracts with Second Party for Second Party to perform certain economic development services for the benefit of First Party. Second Party accepts such engagement pursuant to the terms and conditions set forth herein. The purpose of this contract is for Second Party to promote the economic development of First Party by, including but not limited to, advertising First Party to potential new industries, creating new jobs, attracting new businesses to First Party, retaining existing jobs, creating additional jobs by the expansion of existing industry, and providing such capital improvements that may be required to locate such new industries or to retain or expand existing industries. Second Party shall use its good faith and best efforts to fulfill the following work, goals, and priorities within the limits of its budget:

(a) Develop and implement a mission statement, goals, and work plan for comprehensive economic development for First Party.

(b) Attract new and higher paying jobs for the citizens of First Party.

(c) Facilitate expansion and job growth in existing industries located in First Party.

(d) Develop, package and recommend local incentives to enhance the creation of new jobs in First Party.

(e) Raise per capita income and median household income in First Party.

(f) Develop and initiate retail expansion in First Party.

2. **Term.** This contract shall commence on the 1st day of July, 2023 and shall continue until the 30th day of June, 2024. The total amount of this contract is One Hundred Thousand Dollars ($100,000). First Party shall make payment to the Second Party in four equal amounts of Twenty-Five Thousand Dollars ($25,000) contingent upon quarterly presentations by the Second Party to the First Party and delivery of invoices to the First Party. Payment shall be made within thirty (30) days of the receipt of said invoices. This appropriation from Columbia shall be allocated to carry out the goals, priorities and plans outlined above.

3. **Budget.** On or before May 1st of each year, Second Party shall submit a budget to First Party for the Second Party's current budget year and shall submit a copy of the next budget year upon its adoption by Second Party.

4. **Contingency.** The parties hereto contemplate that each of the members forming the Second Party will provide budgeting each year. First Party's obligation hereunder is contingent upon the commitment and compliance of the other public members. Failure of Second Party to collect the other public members' contributions entitles First Party to a refund of its contribution for such fiscal year.

5. **Independence of Maury County Chamber and Economic Alliance.** Second Party is a separate legal entity subject to direction and control by its directors and/or officers, and First Party enters into this contract accordingly. All persons working for Second Party shall be employees of Second Party and shall not be considered employees of First Party. The hiring, discharge, supervision, compensation and management of the employees of Second Party who provide service under this contract, as well as the conditions of employment and job descriptions with respect to all such employees of Second Party, shall be within the sole discretion of Second Party.

6. **Delegation of Authority.** Neither by this agreement, nor by its membership in Second Party does First Party delegate any authority to make decisions for the City of Columbia, nor to take any actions the City of Columbia is authorized to take. Second Party's powers and purposes by virtue hereof are pursuant to the terms previously outlined herein with Second Party having no decision making authority in relation to the governing operations of the City of Columbia. Second Party has no authority to obligate First Party or any of its funds outside the use of the annual appropriation specified above. The payment of any additional funds on behalf of First Party shall be solely at the discretion of First Party.

7. **Non-Discrimination.** The parties covenant that no person shall be excluded on the grounds of race, color, age, sex, handicap or national origin from participation in, denied the benefit of, or otherwise subjected to discrimination under the terms or conditions of this contract.

8. **Compliance with Laws.** Second Party shall conduct its business under the terms of this contract in such a manner that it does not violate the laws of the United States, the State of Tennessee, or any local laws or regulations applicable to the conduct of its operations under the terms of this contract.

9. **Default.** In the event of default by either party hereto, the non-defaulting party shall be entitled to an immediate cancellation of the terms and obligations of this agreement and to any other remedies allowed by a court of competent jurisdiction.

10. **Severability.** If any term or provision of this Contract shall, to any extent, be held invalid or unenforceable, the remainder of this Contract, other than those terms or provisions which are held invalid or unenforceable, shall not be affected thereby, and each term or provision of this Contract shall be valid and enforceable to the fullest extent permitted by law.

WITNESS THE PARTIES HANDS AND SEALS this day and date first above written.

ATTEST:

CITY OF COLUMBIA, TENNESSEE

_____
CITY RECORDER

By:_____
CHARLES (CHAZ) M. MOLDER, MAYOR

WITNESS:

MAURY COUNTY CHAMBER AND ECONOMIC ALLIANCE

_____

By:_____
PRESIDENT

APPROVED FOR ENTRY:

_____
C. TIM TISHER, CITY ATTORNEY

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Thad Jablonski, Assistant City Manager, tjablonski@columbiatn.com, 931-560-1580

AGENDA ITEM TITLE: RESOLUTION 23-50 - A RESOLUTION TO RATIFY AUTHORIZATION OF THE CITY OF COLUMBIA TO APPLY FOR THE STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION WATER INFRASTRUCTURE INVESTMENT PROGRAM IN THE AMOUNT NOT TO EXCEED $4,819,505.99

RECOMMENDATION: Approve Resolution No. 23-50.

INFORMATION: The State of Tennessee Department of Environment and Conservation (TDEC) administers the Water Infrastructure Investment Program. The program is funded using American Rescue Funds. All Tennessee communities are eligible to apply for funds for eligible improvements to sanitary sewer (wastewater) and clean water systems.

The City proposes to use funds to reimburse the Columbia Wastewater (Sewer) System for sewer system rehabilitation and construction of the Bear Creek Sewage Pumping Station. In using funds for existing, eligible projects, the City will use the offset savings from current year budgeted expenditures towards the pending Wastewater Treatment Plant Expansion (construction phase).

The grant proposal requests the maximum eligible amount, the amount not to exceed $4,819,505.99. The estimated project costs for sewer system rehabilitation and Bear Creek Pike Sewage Pumping Station are estimated to total $2,450,000 and $7,325,000. The local match proposed for the TDEC ARP project would shall not exceed $4,955,494.01 in local Wastewater (Sewer) System funds.

CERTIFICATION: The Chief Financial Officer certifies that $4,955,494.01 is budgeted and unencumbered in the Wastewater Fund project accounts with grant proceeds proposed to be budgeted in a forthcoming appropriation amendment once grant funds are awarded to the City.

A RESOLUTION RATIFYING THE AUTHORIZATION OF THE CITY OF COLUMBIA TO APPLY FOR THE STATE OF TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION WATER INFRASTRUCTURE INVESTMENT PROGRAM IN AN AMOUNT NOT TO EXCEED $4,819,505.99

WHEREAS, the City of Columbia, Tennessee is eligible for funds under the State of Tennessee Department of Environment and Conservation Water Infrastructure Investment Program (through American Rescue Funds); and

WHEREAS, there exists a need to address the critical needs indicated on the Columbia scorecard including replacement of older sewer lines due to the large percentage of existing lines being in excess of 50 years of age; and

WHEREAS, an additional need is to relocate and modernize the Bear Creek sewage pumping station to a more adequately sized pumping station in order to reduce maintenance/operation costs; and

WHEREAS, the City of Columbia wishes to make application for said program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, as follows:

(1) That the authorization of the Mayor to execute and apply for funds not to exceed the eligible $4,819,505.99 in ARP funds is hereby ratified.

(2) That the Mayor is hereby and authorized and directed to enter into all necessary agreements to receive and administer such grant funds.

(3) The project costs for sewer system rehabilitation and the Bear Creek Pike Sewage Pumping Station are estimated to total $2,450,000 and $7,325,000, respectively. The balance of $4,955,494.01 in local matching contribution will be provided by the City of Columbia Wastewater (Sewer) System.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this 14th day of September, 2023.

_____

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

C. TIM TISHER, CITY ATTORNEY

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Donnie Boshers, Wastewater Director, dboshers@columbiatn.com, 931-560-1011

AGENDA ITEM TITLE: RESOLUTION NO. 23-55 - A RESOLUTION TO ACCEPT OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING THE TROTWOOD AVENUE DEVELOPMENT - WARD 1

RECOMMENDATION: Approve Resolution No. 23-55.

INFORMATION: The Trotwood Avenue Development consists of 965 linear feet of 8-inch gravity sanitary sewer lines located in Ward 1. The developers have met all of the qualifications for acceptance, i.e. as-built plans, dedication letter, lien affidavit and maintenance surety, 25% of the construction surety, to be left in place for one-year after council acceptance. The Wastewater Department has completed the necessary testing and inspections for acceptance.

RESOLUTION NO. 23-55

A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING THE TROTWOOD AVENUE DEVELOPMENT

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 965 linear feet of 8" gravity sewer serving the Trotwood Avenue Development; and

WHEREAS, the City of Columbia has inspected said sewer improvements and has determined that said sewer improvements meet the requirements imposed by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the City of Columbia does hereby accept the ownership and maintenance of said sanitary sewer improvements serving the Trotwood Avenue Development.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 14th day of September, 2023.

_____

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

_____

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:

_____

C. TIM TISHER - CITY ATTORNEY

Date: 3 August 2023

Columbia City Council
City of Columbia, Tennessee
City Hall
700 North Garden Street
Columbia, Tennessee 38401

Dear Council Members:

I wish to present for dedication to the Council of the City of Columbia, Tennessee, the wastewater system improvements installed to service Trotwood Ave Development in the amount of 965 linear feet. The Contractor installed the sanitary sewer according to the Standard Sewer Specifications of the City of Columbia.

You have been provided with CCTV and as-built drawings of the project and all inspections and testing has been completed. All fees required for dedication have been paid. You have also been provided a one-year maintenance surety in the amount of , set to expire one year from date of Council acceptance.

Acceptance by the Columbia City Council for these wastewater system improvements would be appreciated.

Sincerely,
Signed:

David C. McGowan

Print:

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Ginger Adams, Sr. Administrative Assistant, gadams@columbiatn.com, 931-560-1723

AGENDA ITEM TITLE: RESOLUTION NO. 23-56 – A RESOLUTION TO ACCEPT A DONATION OF (8) EIGHT PICKLEBALL PADDLES AND (6) SIX BALLS WITH A COMBINED VALUE OF $170 (ONE HUNDRED SEVENTY DOLLARS) FROM SELKIRK SPORTS TO BE USED BY COLUMBIA FIRE & RESCUE

RECOMMENDATION: Approve Resolution No. 23-56.

INFORMATION: Selkirk Sports Growth Program is donating paddles and balls for the growth of Pickleball to schools, clinics, first responders and non-profits.

Columbia Fire & Rescue requests approval to accept the donation of (8) eight Pickleball paddles and (6) six balls with a combined value of $170.

A RESOLUTION TO ACCEPT THE DONATION OF EIGHT (8) PICKLEBALL PADDLES AND SIX (6) BALLS WITH A COMBINED VALUE OF $170 (ONE HUNDRED SEVENTY DOLLARS) FROM SELKIRK SPORTS TO BE USED BY COLUMBIA FIRE & RESCUE

WHEREAS, Columbia Fire & Rescue would like to accept the donation of Pickleball paddles and balls with a value of $170 from Selkirk Sports; and

WHEREAS, no matching funds are required.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that such city does hereby endorse the efforts of Columbia Fire & Rescue by accepting this donation.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the _____day of _____, 2023.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, Development Services Director, paul@columbiatn.com, 931.560.1560

AGENDA ITEM TITLE: RESOLUTION NO. 23-57 - A RESOLUTION TO ANNEX AND APPROVE A PLAN OF SERVICES FOR A PORTION OF TAX MAP 88 PARCEL 33.07, LOCATED OFF ESTES LANE AND TREATMENT PLANT ROAD, INTO THE CITY OF COLUMBIA, TENNESSEE - WARD 2

RECOMMENDATION: Approve Resolution No. 23-57.

INFORMATION: The City of Columbia Wastewater Department is requesting the annexation with a plan of services for property located off Estes Lane and Treatment Plant Road, being a 22-acre portion of Tax Map 88 Parcel 33.07. The property is proposed as the expansion site for the City's utility facility and will be zoned under the default annexation zoning of CD-3L (Neighborhood Large Lot Character District). The Planning Commission reviewed this request at the August 9, 2023 meeting and recommended approval by a unanimous vote of six to zero.

A RESOLUTION TO ANNEX AND APPROVE A PLAN OF SERVICES FOR A PORTION OF TAX MAP 88 PARCEL 33.07, LOCATED OFF ESTES LANE AND TREATMENT PLANT ROAD, INTO THE CITY OF COLUMBIA, TENNESSEE.

WHEREAS, pursuant to the authority of Tennessee Code Annotated Section §6-51-1 et.seq., the City of Columbia has the power to annex property into such City when petitioned by the owner; and

WHEREAS, the property owner(s) have requested and petitioned the City Council of the City of Columbia to annex into the City of Columbia as illustrated in Exhibit "B" which is attached hereto and incorporated herein by reference; and

WHEREAS, it appears to the City Council of the City of Columbia that the prosperity of the City of Columbia and the property described in Exhibit "A" attached hereto and incorporated herein by reference will be materially retarded and the safety and welfare of the inhabitants and property endangered unless said property is annexed.

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE CITY OF COLUMBIA:

Section 1. The City of Columbia hereby annexes into the City of Columbia, Tennessee and incorporates within the boundaries thereof, a portion of Tax Map 88 Parcel 33.07, located off Estes Lane and Treatment Plant Road, lying between the present corporate limits and the new corporate limits. A location map depicting the proposed annexation area, is identified as Exhibit "C" and is attached hereto and incorporated herein by reference; and

Section 2. This Resolution was passed after a public hearing relative to this proposed annexation held by the Mayor and City Council of the City of Columbia, at the City Hall at 5:30 p.m. on the 14th day of September 2023, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing. The Columbia Municipal Planning Commission recommended approval for the said annexation on the 9th day of August, 2023; and

Section 3. It appearing to the City Council of the City of Columbia, Tennessee, that in accordance with Tennessee Code Annotated, Section §6-51-102, a Plan of Services is required for the territory to be annexed. The City Council of the City of Columbia adopted a Plan of Services for the above described property on the 9th day of August, 2023, following a duly advertised public hearing, setting forth the identification and projected timing of municipal services to be extended in the above described area to be annexed. It further appearing that said Plan of Services as adopted by the City Council of the City of Columbia was previously submitted to the Columbia Municipal Planning Commission which studied said Plan of Services and rendered a written report to the City Council of the City of Columbia on the 9th day of August, 2023; and

Section 4. This Resolution shall become effective thirty (30) days after its passage.

Section 5. That all Resolutions or parts of Resolutions in conflict herewith are hereby repealed; and

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE THIS 14TH DAY OF SEPTEMBER, 2023.

_____

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____

C. TIM TISHER, CITY ATTORNEY

DESCRIPTION OF SURVEY
TRACT 1
22.28 ACRES

Being a survey of TRACT 1 (22.28 Acres), being part and parcel of the east side of the property of Tommy R. Mayberry, Estes Lane, Columbia, TN 38401. Being recorded in Deed Book R2179, Page 1250 in the Register's Office of Maury County, Tennessee. Being part of Parcel 33.07 on Tax Map 88. Located south of Estes Lane and West of W Water Plant Road and in the Ninth (9th) Civil District of Maury County, Tennessee. Being more accurately described as follows:

Beginning at a CRB (Alexander) set, with a TSPC coordinances (N:476455.66',E:1645265.55') and lying North 18 degrees 01 minutes 29 seconds West 2826.85 feet from Old Williamsport Pike, marking the Southeast corner and the POINT OF BEGINNING for survey of TRACT 1 (22.28 Acres); thence on a new line run South 57 degrees 28 minutes 59 seconds West 820.00 feet, along the Northwest line of Tommy R. Mayberry (PARENT TRACT) per Deed Book R2179, Page 1250, to a CRB (Alexander) set with TSPC coordinances (N:476014.87',E:1644574.10'), marking the Southwest corner of this TRACT 1 (22.28 Acres); thence on a new line run North 33 degrees 54 minutes 29 seconds West 1165.34 feet, along the East line of Tommy R. Mayberry (PARENT TRACT), to a CRB (Alexander) set with TSPC coordinances (N:476982.03',E:1643924.00'), marking the Northwest corner of this TRACT 1 (22.28 Acres); thence on a new line run North 57 degrees 29 minutes 01 seconds East 730.01 feet, along the Southeast line of Tommy R. Mayberry (PARENT TRACT), to a CRB (Alexander) set, with TSPC coordinances (N:477374.44',E:1644539.57'), marking the Northeast corner of this TRACT 1 (22.28 Acres); thence run South 47 degrees 04 minutes 27 seconds East 758.23 feet, along the Southwest fence line of City of Columbia per Deed Book 587, Page 514 (R.O.M.C.T.), to a 1 inch iron pipe, with TSPC coordinances (N:476858.05',E:1645094.77'). thence run South 22 degrees 59 minutes 49 seconds East 437.13 feet, along the West fence line of City of Columbia, back to the POINT OF BEGINNING. Containing 22.28 acres, per survey by Glen W. Alexander, R.L.S. #2035, 2481 Mooresville PK, Culleoka, TN 38451, (931-698-2338), glenwood@bellsouth.net July 25, 2022.

This TRACT 1 (22.28 Acres) is subject to any, and all easements and rights of way that may exist, recorded and/or unrecorded. This TRACT 1 (22.28 acres) is removed from Mayberry (Parcel 33.07). and added to the adjoining property of the City of Columbia (Parcel 33.01).



DESCRIPTION OF SURVEY
TRACT 1
22.28 ACRES

Being a survey of TRACT 1 (22.28 Acres), being part and parcel of the east side of the property of Tommy R. Mayberry, Estes Lane, Columbia, TN 38401. Being recorded in Deed Book R2179, Page 1250 in the Register's Office of Maury County, Tennessee. Being part of Parcel 33.07 on Tax Map 88. Located south of Estes Lane and West of W Water Plant Road and in the Ninth (9th) Civil District of Maury County, Tennessee. Being more accurately described as follows:

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This TRACT 1 (22.28 Acres) is subject to any, and all easements and rights of way that may exist, recorded and/or unrecorded. This TRACT 1 (22.28 acres) is removed from Mayberry (Parcel 33.07). and added to the adjoining property of the City of Columbia (Parcel 33.01).



DESCRIPTION OF SURVEY
TRACT 1
22.28 ACRES

Being a survey of TRACT 1 (22.28 Acres), being part and parcel of the east side of the property of Tommy R. Mayberry, Estes Lane, Columbia, TN 38401. Being recorded in Deed Book R2179, Page 1250 in the Register's Office of Maury County, Tennessee. Being part of Parcel 33.07 on Tax Map 88. Located south of Estes Lane and West of W Water Plant Road and in the Ninth (9th) Civil District of Maury County, Tennessee. Being more accurately described as follows:

Beginning at a CRB (Alexander) set, with a TSPC coordinances (N:476455.66',E:1645265.55') and lying North 18 degrees 01 minutes 29 seconds West 2826.85 feet from Old Williamsport Pike, marking the Southeast corner and the POINT OF BEGINNING for survey of TRACT 1 (22.28 Acres); thence on a new line run South 57 degrees 28 minutes 59 seconds West 820.00 feet, along the Northwest line of Tommy R. Mayberry (PARENT TRACT) per Deed Book R2179, Page 1250, to a CRB (Alexander) set with TSPC coordinances (N:476014.87',E:1644574.10'), marking the Southwest corner of this TRACT 1 (22.28 Acres); thence on a new line run North 33 degrees 54 minutes 29 seconds West 1165.34 feet, along the East line of Tommy R. Mayberry (PARENT TRACT), to a CRB (Alexander) set with TSPC coordinances (N:476982.03',E:1643924.00'), marking the Northwest corner of this TRACT 1 (22.28 Acres); thence on a new line run North 57 degrees 29 minutes 01 seconds East 730.01 feet, along the Southeast line of Tommy R. Mayberry (PARENT TRACT), to a CRB (Alexander) set, with TSPC coordinances (N:477374.44',E:1644539.57'), marking the Northeast corner of this TRACT 1 (22.28 Acres); thence run South 47 degrees 04 minutes 27 seconds East 758.23 feet, along the Southwest fence line of City of Columbia per Deed Book 587, Page 514 (R.O.M.C.T.), to a 1 inch iron pipe, with TSPC coordinances (N:476858.05',E:1645094.77'). thence run South 22 degrees 59 minutes 49 seconds East 437.13 feet, along the West fence line of City of Columbia, back to the POINT OF BEGINNING. Containing 22.28 acres, per survey by Glen W. Alexander, R.L.S. #2035, 2481 Mooresville PK, Culleoka, TN 38451, (931-698-2338), glenwood@bellsouth.net July 25, 2022.

This TRACT 1 (22.28 Acres) is subject to any, and all easements and rights of way that may exist, recorded and/or unrecorded. This TRACT 1 (22.28 acres) is removed from Mayberry (Parcel 33.07). and added to the adjoining property of the City of Columbia (Parcel 33.01).



DESCRIPTION OF SURVEY
TRACT 1
22.28 ACRES

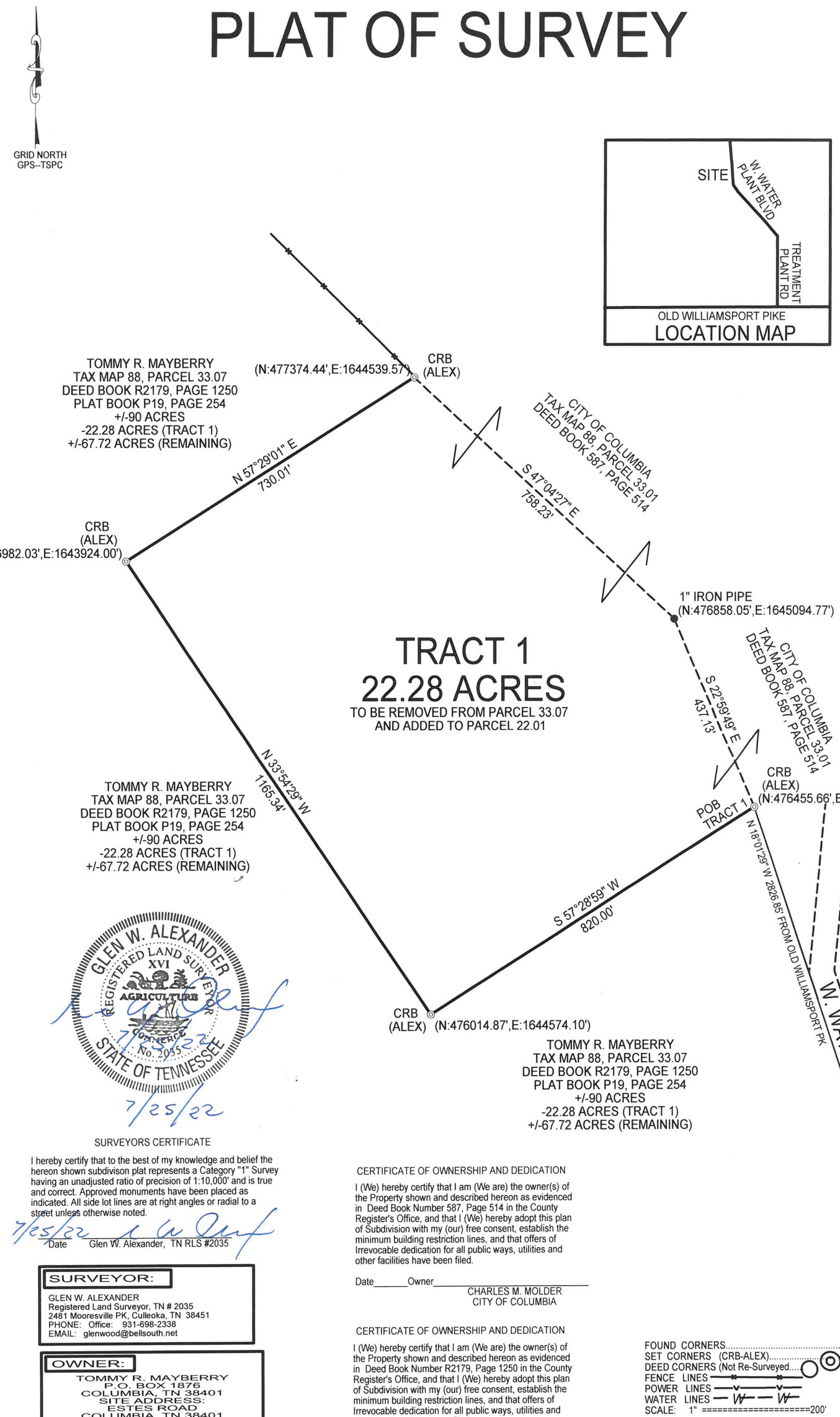
Being a survey of TRACT 1 (22.28 Acres), being part and parcel of the east side of the property of Tommy R. Mayberry, Estes Lane, Columbia, TN 38401. Being recorded in Deed Book R2179, Page 1250 in the Register's Office of Maury County, Tennessee. Being part of Parcel 33.07 on Tax Map 88. Located south of Estes Lane and West of W Water Plant Road and in the Ninth (9th) Civil District of Maury County, Tennessee. Being more accurately described as follows:

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This TRACT 1 (22.28 Acres) is subject to any, and all easements and rights of way that may exist, recorded and/or unrecorded. This TRACT 1 (22.28 acres) is removed from Mayberry (Parcel 33.07). and added to the adjoining property of the City of Columbia (Parcel 33.01).



PLAT OF SURVEY



SURVEYORS CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivison plat represents a Category "1" Survey having an unadjusted ratio of precision of 1:10,000' and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

7/25/22 _____
Date Glen W. Alexander, TN RLS #2035

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the Property shown and described hereon as evidenced in Deed Book Number 587, Page 514 in the County Register's Office, and that I (We) hereby adopt this plan of Subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of Irrevocable dedication for all public ways, utilities and other facilities have been filed.

Date_____Owner_____
CHARLES M. MOLDER
CITY OF COLUMBIA

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the Property shown and described hereon as evidenced in Deed Book Number R2179, Page 1250 in the County Register's Office, and that I (We) hereby adopt this plan of Subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of Irrevocable dedication for all public ways, utilities and other facilities have been filed.

Date_____Owner_____
TOMMY R. MAYBERRY

FOUND CORNERS.....
SET CORNERS (CRB-ALEX).....
DEED CORNERS (Not Re-Surveyed).....
FENCE LINES
POWER LINES
WATER LINES
SCALE: 1" ==========200'
200 FEET

SURVEYOR:

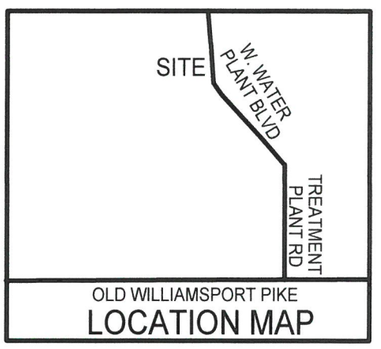
GLEN W. ALEXANDER
Registered Land Surveyor, TN # 2035
2481 Mooresville PK, Culleoka, TN 38451
PHONE: Office: 931-698-2338
EMAIL: glenwood@bellsouth.net

OWNER:

TOMMY R. MAYBERRY
P.O. BOX 1876
COLUMBIA, TN 38401
SITE ADDRESS:
ESTES ROAD
COLUMBIA, TN 38401
TAX MAP 88, PARCEL 33.07
DEED BOOK R2179, PAGE 1250
NINTH (9TH) CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

PLAT OF SURVEY





TOMMY R. MAYBERRY
TAX MAP 88, PARCEL 33.07
DEED BOOK R2179, PAGE 1250
PLAT BOOK P19, PAGE 254
+/-90 ACRES
-22.28 ACRES (TRACT 1)
+/-67.72 ACRES (REMAINING)

CRB (ALEX) (N:477374.44',E:1644539.57')

CITY OF COLUMBIA
TAX MAP 88, PARCEL 33.01
DEED BOOK 587, PAGE 514

N 57°29'01" E 730.01'

S 47°04'27" E 758.23'

CRB (ALEX) (N:476982.03',E:1643924.00')

1" IRON PIPE (N:476858.05',E:1645094.77')

TRACT 1
22.28 ACRES
TO BE REMOVED FROM PARCEL 33.07
AND ADDED TO PARCEL 22.01

S 22°59'49" E 437.13'

CITY OF COLUMBIA
TAX MAP 88, PARCEL 33.01
DEED BOOK 587, PAGE 514

N 33°54'29" W 1165.34'

TOMMY R. MAYBERRY
TAX MAP 88, PARCEL 33.07
DEED BOOK R2179, PAGE 1250
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CRB (ALEX) (N:476455.66',E:1645265.55')

POB TRACT 1

N 18°01'29" W 2826.85' FROM OLD WILLIAMSPORT PK

S 57°28'59" W 820.00'

CITY OF COLUMBIA
TAX MAP 88, PARCEL 33.01
DEED BOOK 587, PAGE 514

W. WATER PLANT RD.

CRB (ALEX) (N:476014.87',E:1644574.10')

TOMMY R. MAYBERRY
TAX MAP 88, PARCEL 33.07
DEED BOOK R2179, PAGE 1250
PLAT BOOK P19, PAGE 254
+/-90 ACRES
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GLEN W. ALEXANDER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
No. 2035
STATE OF TENNESSEE

7/25/22

SURVEYORS CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivison plat represents a Category "1" Survey having an unadjusted ratio of precision of 1:10,000' and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

7/25/22 _____
Date Glen W. Alexander, TN RLS #2035

CERTIFICATE OF OWNERSHIP AND DEDICATION

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Date_____Owner_____
CHARLES M. MOLDER
CITY OF COLUMBIA

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the Property shown and described hereon as evidenced in Deed Book Number R2179, Page 1250 in the County Register's Office, and that I (We) hereby adopt this plan of Subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of Irrevocable dedication for all public ways, utilities and other facilities have been filed.

Date_____Owner_____
TOMMY R. MAYBERRY

SURVEYOR:

GLEN W. ALEXANDER
Registered Land Surveyor, TN # 2035
2481 Mooresville PK, Culleoka, TN 38451
PHONE: Office: 931-698-2338
EMAIL: glenwood@bellsouth.net

OWNER:

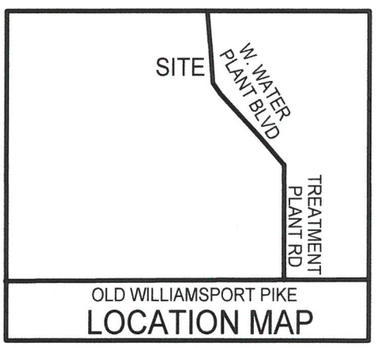
TOMMY R. MAYBERRY
P.O. BOX 1876
COLUMBIA, TN 38401
SITE ADDRESS:
ESTES ROAD
COLUMBIA, TN 38401
TAX MAP 88, PARCEL 33.07
DEED BOOK R2179, PAGE 1250
NINTH (9TH) CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

FOUND CORNERS.....
SET CORNERS (CRB-ALEX).....
DEED CORNERS (Not Re-Surveyed.....
FENCE LINES
POWER LINES
WATER LINES
SCALE: 1" ==========200'

200 FEET

PLAT OF SURVEY





TOMMY R. MAYBERRY
TAX MAP 88, PARCEL 33.07
DEED BOOK R2179, PAGE 1250
PLAT BOOK P19, PAGE 254
+/-90 ACRES
-22.28 ACRES (TRACT 1)
+/-67.72 ACRES (REMAINING)

CRB (ALEX) (N:477374.44',E:1644539.57')

N 57°29'01" E 730.01'

CITY OF COLUMBIA TAX MAP 88, PARCEL 33.01 DEED BOOK 587, PAGE 514

S 47°04'27" E 758.23'

CRB (ALEX) (N:476982.03',E:1643924.00')

1" IRON PIPE (N:476858.05',E:1645094.77')

TRACT 1
22.28 ACRES
TO BE REMOVED FROM PARCEL 33.07
AND ADDED TO PARCEL 22.01

S 22°59'49" E 437.13'

CITY OF COLUMBIA TAX MAP 88, PARCEL 33.01 DEED BOOK 587, PAGE 514

N 33°54'29" W 1165.34'

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TAX MAP 88, PARCEL 33.07
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PLAT BOOK P19, PAGE 254
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CRB (ALEX) (N:476455.66',E:1645265.55')

POB TRACT 1

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S 57°28'59" W 820.00'

CITY OF COLUMBIA TAX MAP 88, PARCEL 33.01 DEED BOOK 587, PAGE 514

W. WATER PLANT RD.

CRB (ALEX) (N:476014.87',E:1644574.10')

TOMMY R. MAYBERRY
TAX MAP 88, PARCEL 33.07
DEED BOOK R2179, PAGE 1250
PLAT BOOK P19, PAGE 254
+/-90 ACRES
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7/25/22

SURVEYORS CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivison plat represents a Category "1" Survey having an unadjusted ratio of precision of 1:10,000' and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

7/25/22
Date Glen W. Alexander, TN RLS #2035

SURVEYOR:
GLEN W. ALEXANDER
Registered Land Surveyor, TN # 2035
2481 Mooresville PK, Culleoka, TN 38451
PHONE: Office: 931-698-2338
EMAIL: glenwood@bellsouth.net

OWNER:
TOMMY R. MAYBERRY
P.O. BOX 1876
COLUMBIA, TN 38401
SITE ADDRESS:
ESTES ROAD
COLUMBIA, TN 38401
TAX MAP 88, PARCEL 33.07
DEED BOOK R2179, PAGE 1250
NINTH (9TH) CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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Date_____Owner_____
CHARLES M. MOLDER
CITY OF COLUMBIA

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the Property shown and described hereon as evidenced in Deed Book Number R2179, Page 1250 in the County Register's Office, and that I (We) hereby adopt this plan of Subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of Irrevocable dedication for all public ways, utilities and other facilities have been filed.

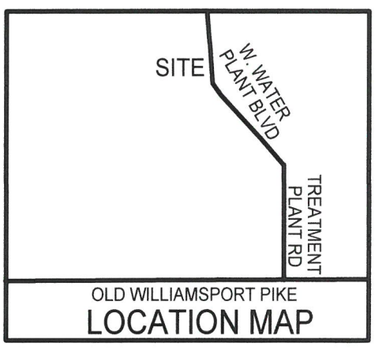
Date_____Owner_____
TOMMY R. MAYBERRY

FOUND CORNERS.....
SET CORNERS (CRB-ALEX).....
DEED CORNERS (Not Re-Surveyed.....
FENCE LINES
POWER LINES
WATER LINES
SCALE: 1" ==========200'

200 FEET

PLAT OF SURVEY





TOMMY R. MAYBERRY
TAX MAP 88, PARCEL 33.07
DEED BOOK R2179, PAGE 1250
PLAT BOOK P19, PAGE 254
+/-90 ACRES
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CRB (ALEX) (N:477374.44',E:1644539.57')

CITY OF COLUMBIA
TAX MAP 88, PARCEL 33.01
DEED BOOK 587, PAGE 514

N 57°29'01" E 730.01'

S 47°04'27" E 758.23'

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1" IRON PIPE (N:476858.05',E:1645094.77')

TRACT 1
22.28 ACRES

TO BE REMOVED FROM PARCEL 33.07
AND ADDED TO PARCEL 22.01

S 22°59'49" E 437.13'

CITY OF COLUMBIA
TAX MAP 88, PARCEL 33.01
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TOMMY R. MAYBERRY
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CITY OF COLUMBIA
TAX MAP 88, PARCEL 33.01
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W. WATER PLANT RD.

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TOMMY R. MAYBERRY
TAX MAP 88, PARCEL 33.07
DEED BOOK R2179, PAGE 1250
PLAT BOOK P19, PAGE 254
+/-90 ACRES
-22.28 ACRES (TRACT 1)
+/-67.72 ACRES (REMAINING)

GLEN W. ALEXANDER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
No. 2035
STATE OF TENNESSEE

7/25/22

SURVEYORS CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivison plat represents a Category "1" Survey having an unadjusted ratio of precision of 1:10,000' and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

7/25/22 Glen W. Alexander
Date Glen W. Alexander, TN RLS #2035

CERTIFICATE OF OWNERSHIP AND DEDICATION

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Date_____Owner_____
CHARLES M. MOLDER
CITY OF COLUMBIA

CERTIFICATE OF OWNERSHIP AND DEDICATION

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Date_____Owner_____
TOMMY R. MAYBERRY

SURVEYOR:

GLEN W. ALEXANDER
Registered Land Surveyor, TN # 2035
2481 Mooresville PK, Culleoka, TN 38451
PHONE: Office: 931-698-2338
EMAIL: glenwood@bellsouth.net

OWNER:

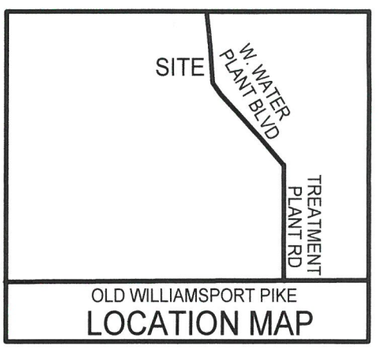
TOMMY R. MAYBERRY
P.O. BOX 1876
COLUMBIA, TN 38401
SITE ADDRESS:
ESTES ROAD
COLUMBIA, TN 38401
TAX MAP 88, PARCEL 33.07
DEED BOOK R2179, PAGE 1250
NINTH (9TH) CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

FOUND CORNERS.....
SET CORNERS (CRB-ALEX).....
DEED CORNERS (Not Re-Surveyed....
FENCE LINES
POWER LINES
WATER LINES
SCALE: 1" ==========200'

200 FEET

PLAT OF SURVEY





TOMMY R. MAYBERRY
TAX MAP 88, PARCEL 33.07
DEED BOOK R2179, PAGE 1250
PLAT BOOK P19, PAGE 254
+/-90 ACRES
-22.28 ACRES (TRACT 1)
+/-67.72 ACRES (REMAINING)

CRB (ALEX) (N:477374.44',E:1644539.57')

CITY OF COLUMBIA
TAX MAP 88, PARCEL 33.01
DEED BOOK 587, PAGE 514

N 57°29'01" E
730.01'

S 47°04'27" E
758.23'

CRB (ALEX) (N:476982.03',E:1643924.00')

1" IRON PIPE (N:476858.05',E:1645094.77')

TRACT 1
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TO BE REMOVED FROM PARCEL 33.07
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CITY OF COLUMBIA
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CITY OF COLUMBIA
TAX MAP 88, PARCEL 33.01
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W. WATER PLANT RD.

GLEN W. ALEXANDER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
No. 2035
STATE OF TENNESSEE

7/25/22

7/25/22

SURVEYORS CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivison plat represents a Category "1" Survey having an unadjusted ratio of precision of 1:10,000' and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

7/25/22
Date Glen W. Alexander, TN RLS #2035

SURVEYOR:

GLEN W. ALEXANDER
Registered Land Surveyor, TN # 2035
2481 Mooresville PK, Culleoka, TN 38451
PHONE: Office: 931-698-2338
EMAIL: glenwood@bellsouth.net

OWNER:

TOMMY R. MAYBERRY
P.O. BOX 1876
COLUMBIA, TN 38401
SITE ADDRESS:
ESTES ROAD
COLUMBIA, TN 38401
TAX MAP 88, PARCEL 33.07
DEED BOOK R2179, PAGE 1250
NINTH (9TH) CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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Date_____Owner_____
CHARLES M. MOLDER
CITY OF COLUMBIA

CERTIFICATE OF OWNERSHIP AND DEDICATION

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FOUND CORNERS
SET CORNERS (CRB-ALEX)
DEED CORNERS (Not Re-Surveyed)
FENCE LINES
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WATER LINES
SCALE: 1" =========200'
200 FEET

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

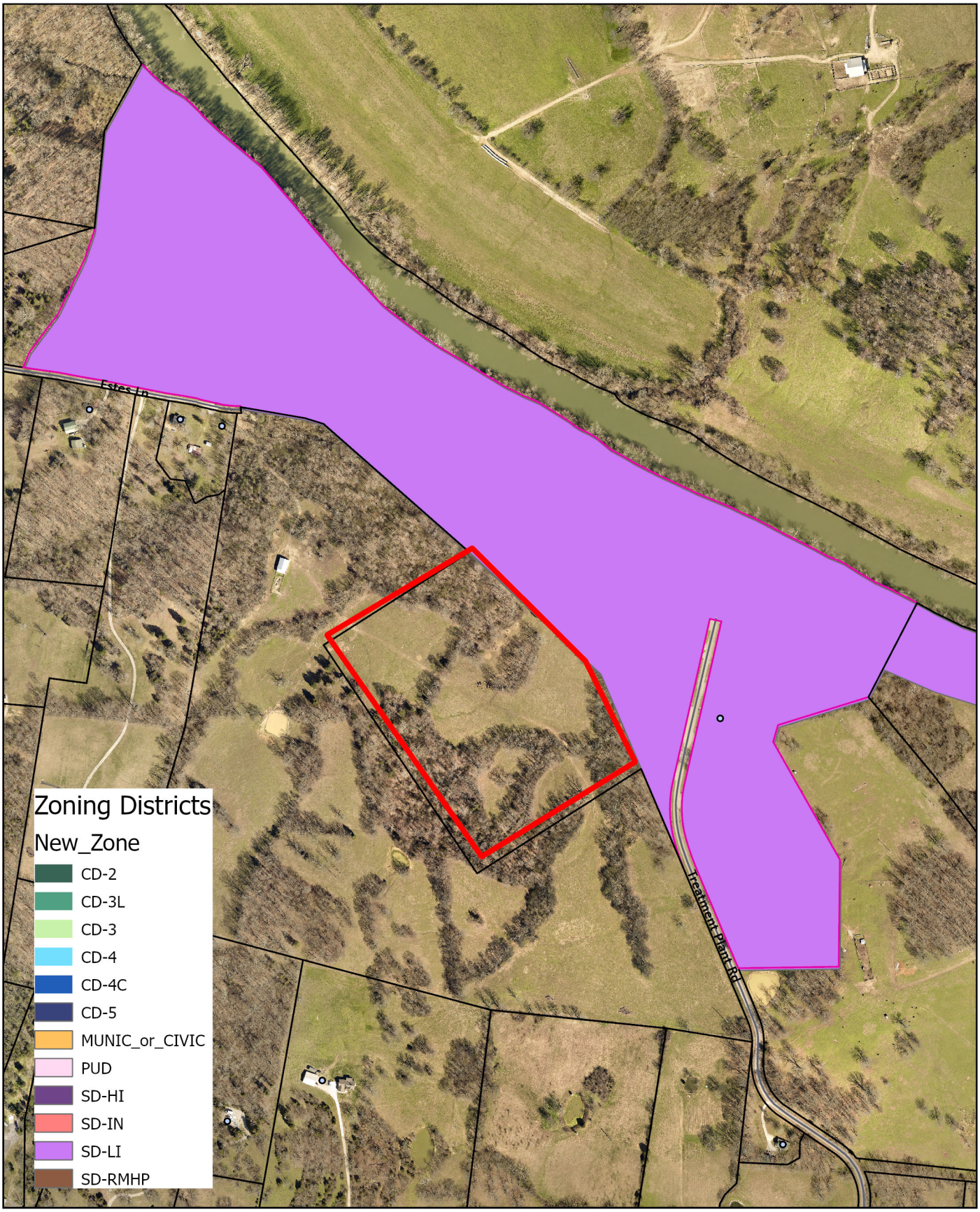
I, Tony Massey, on behalf of the City of Columbia being the sole owner of the 22 acre portion of Tax Map 88 Parcel 33.07 off Estes Lane more particularly described as Tract 1 on Plat of Record in Plat Book R2871 Page 586 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

Tony Massey
Print Name

8/24/23
Date

Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:



Resolution No. 23-57
Exhibit C

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PLAN OF SERVICES

FOR ANNEXATION
Off Estes Lane PROPERTY
+/-22 ACRES,
BEING A Portion Of
TAX MAP 88 PARCEL 33.07

A. Water

"A water availability should be submitted. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. A flow diagram and instructions on how to submit the water availability request are available on the CPWS website or at the City Fire Marshal's website"

B. Sewer

Columbia Wastewater approves.

C. Police

The jurisdiction of the Columbia Police Department will be extended to the areas annexed immediately upon the effective date of annexation.

D. Fire and Rescue

Additional Potential Concerns: Road width and integrity. The safety of citizens and first responder compromised by the width and integrity of the roadway raises additional concerns. Ideally, Fire Department vehicles should have enough road space to maneuver through traffic without putting anyone at risk. In relation to road space, Cul-de-sacs should be constructed to 96' ft. diameter, allowing for fire apparatus to safely turn around and navigate without obstruction. Additionally, the roadway should be wide enough to allow citizens' vehicles to yield the right of way safely.

Scope of Services:

The City of Columbia Fire & Rescue Department provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be

limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, emergency management preparedness, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The City of Columbia Fire Department currently holds an Insurance Service Organization (ISO) Class 1 rating.

1. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.

2. **Infrastructure**: The infrastructure put in place is like this foundation of your development. If the infrastructure is designed and constructed with the present needs and future plans in mind, your development will be prepared for the future.

   Water: Columbia Fire & Rescue requires that there be sufficient water provided through the municipal water system to meet the needed fire flow requirements for your facility. These flows are calculated by the Fire Marshal. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footage, and etc. If you install fire sprinkler systems in your facilities, Columbia Fire & Rescue can drastically reduce fire flow requirements.

   Roadway and Bridges: Columbia Fire & Rescue serves the residents and visitors of our jurisdiction by utilizing highly trained firefighters and modern fire apparatus. A minimum response to a structure fire in your development will be four fire apparatus. One of the fire apparatus that will respond to your development will be a ladder truck with a gross vehicle weight rating of approximately 80,000 pounds. Roadways and bridges must be designed and constructed not only with light vehicle traffic in mind but with the emergency service vehicles that will be servicing your department.

   Damage Free Property Access: Columbia Fire & Rescue requires all gates automatic or manual that will be or may be locked to be equipped with Knox Rapid Entry system. You can research this product at www.knoxbox.com or your gate vendor will be familiar with the product. Our department would also be happy to work with you to find what Knox Rapid Entry product is best suited for your application.

   Damage Free Home/Facility Access: Currently, Columbia Fire & Rescue does not require residential occupancies to be equipped with the Knox Rapid Entry system. However, this product is a very wise

investment for your future development. The Knox Rapid Entry System products allow homes to be secured but also allow the Columbia Fire & Rescue Department access to your property and /or homes without any delay or property damage. The system has an armored key lock safe recess mounted to the exterior of the homes with the key to the residence inside. Firefighters access the residence key during an emergency to gain entry into the home without causing any property damage. Again, our department would be happy to provide you with information and education on this program and its many positive attributes.

3. **Emergency Response to Your Location:** The proposed annex will be located on 22 acre portion of Tax Map 88 Parcel 33.07 off Estes Lane in Columbia, Tennessee. This location is approximately 3.4 mile from Columbia Fire Station #2 located at 711 Lion Parkway, 3.9 miles from Columbia Fire Station #4 located at 5040 Trotwood Avenue, 4.9 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.

4. **Medical Emergency Response:** Columbia Fire & Rescue normally responds a minimum of one fire apparatus from Station #2 to service your location for a medical emergency. From the time you dial 911 until the fire department will arrive at your location will be within 5.00 minutes. Should your property experience a mass casualty incident where additional fire apparatus/firefighters would need to respond, then Fire Station #2 could send an additional unit and arrive on-scene within 5.50 minutes of your 911 call.

5. **Fire Incident Response:** The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, we encourage the installation and use of fire sprinklers in future homes.

6. Columbia Fire & Rescue's normal fire incident response to a single family residential development is three fire apparatus with a minimum 15 firefighters and 1 Chief Officer. Response times will be similar to the times estimated in the emergency medical response section. Your first fire apparatus should be on-scene within approximately 5.00 minutes, the second fire apparatus should be on-scene within 5.5 0minutes, and the third/fourth apparatus should be on-scene within 6.0 minutes. Due to OSHA standards that require at least four firefighters to arrive on-scene

prior to initiating an interior fire attack and Columbia Fire & Rescue's minimum staffing policy, it could take the 5.50 minutes to get the minimum number of firefighters to the scene to begin an interior fire attack.

7. In summary, the members of the Columbia Fire & Rescue consider it an honor to serve the residents and visitors in our community each and every day. When an emergency occurs, time is our worst enemy. Columbia firefighters train to reduce every second while not posing any additional undue risk to firefighters and/or the public when responding to or working at an emergency incident. The times estimated in the referenced examples are a combination of averages and estimations. Our department has very little data to support incident responses to your location. The time estimations are based on the fire companies being at their regular station, time it takes for Maury 911 to process a 911 call, the time it takes for Columbia firefighters to board the apparatus and leave the station, and the travel time from the station to your location is an estimate based on road miles, probable traffic conditions, and road conditions. You can see by the examples referenced above that it will take time for Columbia Fire & Rescue to receive your call for help and then respond to your location. The roadways have considerable driveway/cross street connections, hills, curves, and reduced speed zones that contribute to a long response time for fire apparatus to arrive.

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

2. The property shall be zoned CD-3L (Neighborhood Large Lot Character District) upon the effective date of the annexation.

3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

5. Please schedule a meeting with Development Services/Fire Marshal and IDG.

F. Streets

1. Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works.

G. Parks and Recreation

Residents of the annexed areas may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present City will be followed in expanding the recreational program and facilities in the enlarged City.

H. Refuse Collection

1.

Garbage Collection
Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

Street and Drainage
Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street and curb repair, snow removal, drainage maintenance, and sidewalk repair.

Signage
Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

Dumpster Standards SW1-3.A. General All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

I. Power

Columbia Power System has an existing power line near the proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for development.

Off Estes Lane

J. Schools

This property falls under the jurisdiction of Maury County Public School System.
The school system had no comments.

Wastewater Treatment Annexation

Project #:	23-0245	Location:	Map 88 Parcel 33.01
Applicant:	City of Columbia	Case Type(s):	Annexation Default Zoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Utility Facility

PROJECT SUMMARY

The applicant requests annexation of 22 acres of land with the default zoning of CD-3L (Neighborhood Large Lot Character District). City Council has previously approved plans for expansion of the City's wastewater treatment plant and appropriated funds for the acquisition of land and capital costs. Property immediately adjacent to the existing treatment facility will accommodate the expansion. The expansion site is currently located outside of corporate limits of Columbia, in unincorporated Maury County. The Wastewater Department requests annexation of the subject site under the default zoning of CD-3L.

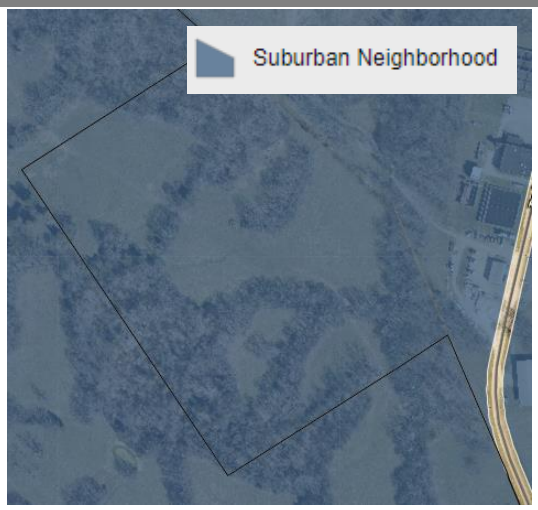
- The DRC reviewed this proposal at its July 2023 meeting.
- Development Services staff met with the Wastewater Department on July 19th to discuss the process of annexation.
- The request is consistent with the Connect Columbia, the City's comprehensive plan.
- CD-3L is an appropriate zoning designation for the subject site.
- The Planning Commission is a **recommending body** for annexation requests.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

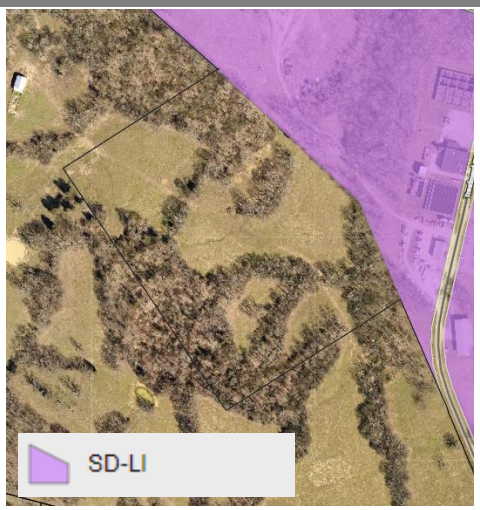
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
Unincorporated	Vacant	Vacant	+/-22.00 Acres



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhood	Unincorporated	Single-Family
North	Suburban Neighborhood	SD-LI	Utility Facility
South	Suburban Neighborhood	Unincorporated	Single-Family
East	Suburban Neighborhood	SD-LI	Utility Facility
West	Suburban Neighborhood	Unincorporated	Single-Family

The subject site is located inside the Urban Growth Boundary (UGB) and immediately outside the corporate limits of Columbia. It is adjacent to the existing wastewater treatment facility. The property is bounded on the north and west by other portions of the facility. Existing large-lot residential property borders the property on the south and east. The future land use of the subject property and all adjacent properties is Suburban Neighborhood.

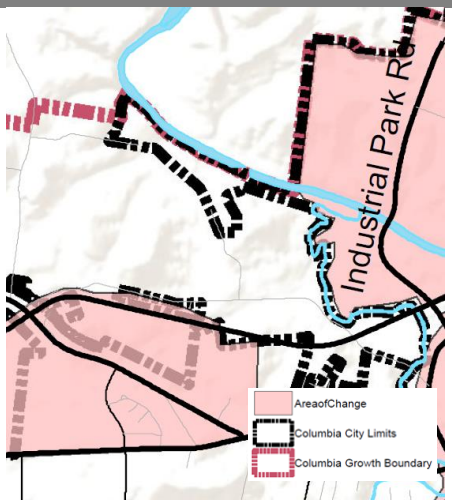
CONSISTENCY WITH CONNECT COLUMBIA

Suburban Neighborhood: The future land use of the subject site is Suburban Neighborhood. The Character Area is conducive to residential development and neighborhoods, with limited, intermixed and compatible civic uses (Connect Columbia, p. 22). The Future Land Use Plan indicates that "the general development pattern is defined by a single use activity on individual lots" (Connect Columbia, p. 22). Green space is largely incorporated on individual lots; neighborhood and community parks should be located within neighborhoods to enhance the quality of life. Development should emphasize connectivity and housing diversity (Connect Columbia, p. 23). The Character Area Matrix from page twenty-two of the Future Land Use Plan (excerpted below) is a guide to approving requests for zoning map amendments and Planned Unit Developments. The future land use classification is implemented by the CD-3L and CD-3 character districts, as well as PUDs.

CHARACTER AREA MATRIX				
	Development Pattern	**Zoning Category and Uses**	**Infrastructure**	**Design Standard**
SUBURBAN NEIGHBORHOOD	**Is the property in an Area of Change?** **No:** The development pattern is established. Changes to overall character of the area should rarely occur. **Yes:** The development pattern is evolving. Changes to the area are likely as development occurs. New development should respect both the natural environment and blend with existing, surrounding neighborhood assets.	**Residential Uses Zoning Category:** Low Density Residential District and Medium Residential. **Public and Civic Uses Zoning Category:** Religious Facilities, Government Facilities (low impact), and Educational Facilities.	**Not in an Area of Change:** Limited new services, with mostly in-fill enhancements to existing infrastructure. **Within an Area of Change:** Extensions to transportation, water, sewer, and other services should be expected. New service or extensive redevelopment of existing services should be vetted and reviewed by Planning Commission and City Council as a primary element of approval.	Scale: New dwellings and structures should be compatible with the established character of the area. Architecture: New developments should include a mix of architectural styles. Residential garages, if front-facing, should be recessed from the front façade of the structure. Civic use should respect the residential character, while providing architectural interest.

AREA OF CHANGE

The subject site **is not located** in an Area of Change (Connect Columbia Map 3). In 2017 the Planning Commission determined that the development pattern was established. Changes to overall character of the area should rarely occur. The designation does not necessarily mean that any particular development proposal is inconsistent with Connect Columbia. It does mean that the Planning Commission may pause to ensure the context of the area surrounding the subject property is considered fully in the review process. (Connect Columbia p. 14).



CONFORMITY WITH ZONING ORDINANCE

The applicant provided a concept plan with the request for annexation. The plan depicts a utility facility under a CD-3L zoning designation.

- Newly annexed properties shall have an initial zoning of CD-3L unless the applicant requests and the City Council approves, a different zoning classification consistent with Connect Columbia.
- The Zoning Ordinance permits utility facilities in every district (Table 4.3.9.A-1) subject to limited use standards listed in section **4.3.9.E**.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Annexation at its July 2023 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Zoning Ordinance contains an apparent contradiction related to the zoning of newly annexed territory. Section **2.5** of the Ordinance indicates that "newly annexed properties shall have an initial zoning of CD-3L" unless that applicant makes a concurrent request for rezoning to any other district. Section **8.5.19.M** provides that "[w]henever new territory is added to the zoning jurisdiction of the City by any means, the Planning Commission shall recommend to the City Council appropriate zoning;" **§ 8.5.19.M** further indicates that "the area shall be temporarily unclassified" until City Council establishes the appropriate zoning.

The Planning Commission is recommending body for annexations and rezoning under **§ 8.3.3.B.3** of the Zoning Ordinance.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;

b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened]; [1]

[1] Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 read "the legal purposes for which zoning exists are not contravened."

c. *It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
d. *It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
e. *It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
f. *It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its July 2023 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** indicated that the eventual utility facility must conform to the limited use standards at **§ 4.3.9.E.6(a-k)** of the Zoning Ordinance.
- The **Office of the Fire Marshal** and Columbia Water System's (**CPWS**) consultant (Inflow) noted that the applicant would need to confirm water availability.
- Columbia Power (**CPWS**) noted that it is able to serve the site.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

CD-3L is an appropriate zoning designation for the subject site. As mentioned above, the Zoning Ordinance contains an apparent contradiction related to the zoning of newly annexed territory. Fortunately, Planning Commission can leave the apparent contradiction unresolved in this case. The CD-3L zoning is consistent with the Future Land Use classification and the Ordinance permits the intended use in all districts. The Planning Commission may simply recommend annexation with a zoning of CD-3L, thereby conforming to both **§ 2.5** and **§ 8.5.19.M**.

Approval of the requested annexation and rezoning is appropriate. The request satisfies the criteria of the Ordinance for a change to the Official Zoning Map, as described below. The only outstanding technical comment is that, prior to an official public hearing, CPWS will need to provide written verification that adequate water will be available at the site. Actual development of the site will be subject to subsequent administrative reviews. The applicable standards of the Ordinance will mitigate any negative impacts on surrounding neighbors.

The requested CD-3L zoning is consistent with Connect Columbia. The subject site's future land use classification is Suburban Neighborhood. The future land use classification is implemented

by the CD-3L and CD-3 character districts, as well as PUDs. The Zoning Ordinance allows the intended use in a CD-3L district.

Annexation and rezoning of the subject property do not contravene the purposes of zoning. In particular, annexation and development of the subject site will provide for the beneficial use of property through ought Columbia by improving wastewater treatment capacity.

There are no known adverse impacts on surrounding property owners. The only adjacent property owner is the previous owner of the property. No adverse impacts to other properties are known at this time. In the event that the proposed annexation and rezoning does impact other properties, approval, combined with efforts to mitigate the impacts, may be justified by the overwhelming public good of the proposed wastewater facility.

The proposed annexation and rezoning will benefit the city as a whole. No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

Conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment. The City has previously determined that an expansion of wastewater treatment capacity at the subject site is necessary in order to maintain the level of service for current and future residents. Annexation of the subject property is a condition precedent for expansion of the wastewater facility.

There will be sufficient infrastructure to support the property. The proposed use of the property is itself an expansion of wastewater infrastructure. Although the subject site does not presently have adequate water supply for fire protection, Columbia Power and Water intends to extend service to the site sufficient to provide fire flow and water for plant operations.

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.M** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed annexation and rezoning *[, subject to technical comments and other conditions presented by planning staff*].

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.M** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed annexation and rezoning, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

Move to recommend denial the requested annexation and rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.M** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

N 476014.87;
E 1644574.10

TOMMY R. MAYBERRY
TAX MAP 088
PARCEL 33.07

N 33° 54' W – 1165'±

PROPOSED
SITE BOUNDARY
22± ACRES

N 476982.03;
E 1643924.00

N 57° 29' E – 730'±

S 57° 29' W – 820'±

FUTURE
FINAL CLARIFIER

FUTURE
OXIDATION DITCH

PROPOSED
OXIDATION DITCH

PROPOSED
ANAEROBIC
REACTORS

PROPOSED
FINAL CLARIFIER

PROPOSED
SCUM SPS

PROPOSED
DISTRIBUTION
STRUCTURE

PROPOSED
OXIDATION DITCH

PROPOSED
FINAL CLARIFIER

PROPOSED
LOCAL SPS

30" RAS

30" RAS

48"

48"

PROPOSED
ELECTRICAL /
CHEMICAL FEED

PROPOSED
UV DISINFECTION
STRUCTURE

TOMMY R. MAYBERRY
TAX MAP 088
PARCEL 33.07

PROPOSED
SITE BOUNDARY
22± ACRES

APPROXIMATE
100 YR. FLOOD
BOUNDARY

CITY OF COLUMBIA
TAX MAP 088
PARCEL 33.01

POINT OF BEGINNING
N 476455.66;
E 1645265.55

PROPOSED
2–48"ø CULVERTS

IRON PIN
N 476858.05;
E 1645094.77

437'±

758'±

PROPOSED
60'x80'
MAINTENANCE
BUILDING

TOMMY R. MAYBERRY
TAX MAP 088
PARCEL 33.07

PROPOSED
SITE BOUNDARY
22± ACRES

APPROXIMATE
100 YR. FLOOD
BOUNDARY

N 477374.44;
E 1644539.57

CITY OF COLUMBIA
TAX MAP 088
PARCEL 33.01

DRAFT
12/13/2021

SHEET – OF –	WASTEWATER TREATMENT PLANT IMPROVEMENTS CONTRACT –	
REVISION OR ISSUE – –	PROPOSED SITE BOUNDARY	
	FOR COLUMBIA, TENNESSEE	
PROJECT NUMBER 2111	SCALE 1"=40' DATE 12/6/2021	WAUFORD Nashville, Tennessee (615)883-3243 www.jrwauford.com
		DESIGNED SCL DRAWN WZM CHECKED SCL

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Regina Connelly, Senior Accounting Tech, rconnelly@columbiatn.com, 931-560-1520

AGENDA ITEM TITLE: RESOLUTION NO. 23-58 – TAX CORRECTIONS

RECOMMENDATION: Approve Resolution No. 23-58.

INFORMATION: The City Recorder is presenting tax corrections through 8/25/2023 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

RESOLUTION

WHEREAS, the City of Columbia, Tennessee, has on its books certain property that is assessed which should not be assessed; and

WHEREAS, the City of Columbia, Tennessee, has on its books certain property that is incorrectly assessed; and

WHEREAS, the City of Columbia, Tennessee, desires to correct these errors to properly reflect the corrections on the books of the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the following corrections are hereby approved:

(SEE SCHEDULE "A" ATTACHED HERETO)

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF

COLUMBIA, TENNESSEE, this the _____ day of _____, 2023.

_____
CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

TAX CORRECTIONS
RESOLUTION NO. 23-58

1. DELETE 2021 PERSONAL PROPERTY TAX IN THE NAME OF ARYESS CAR DETAILING. MAP 088N A 001.00 P 011, 1500 HAMPSHIRE PIKE APT D4. PROPERTY VALUE $2,645.00, ASSESSED VALUE $794.00, AND TAXES $9.00. DUE TO DUPLICATE ACCOUNT PER MAURY COUNTY TAX ASSESSOR.

2. DELETE 2022 PERSONAL PROPERTY TAX IN THE NAME OF ARYESS CAR DETAILING. MAP 088N A 001.00 P 011, 1500 HAMPSHIRE PIKE APT D4. PROPERTY VALUE $3,042.00, ASSESSED VALUE $913.00, AND TAXES $8.00. DUE TO DUPLICATE ACCOUNT PER MAURY COUNTY TAX ASSESSOR.

3. DELETE 2022 PERSONAL PROPERTY TAX IN THE NAME OF NET'S CUSTOM TASTE. MAP 075 044.02 P 009, 304 MCMEEN CIR. PROPERTY VALUE $11,500.00, ASSESSED VALUE $3,450.00, AND TAXES $28.00. DUE TO BUSINESS CLOSED PER MAURY COUNTY TAX ASSESSOR.

4. DELETE 2022 PERSONAL PROPERTY TAX IN THE NAME OF ADDISON'S HOME IMPROVEMENTS, C/O CHRIS SECREST. MAP 101F H 018.00 P 001, 1610 JEREMY DR. PROPERTY VALUE $23,131.00, ASSESSED VALUE $6,939.00, AND TAXES $57.00. DUE TO BUSINESS CLOSED PER MAURY COUNTY TAX ASSESSOR.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Donnie Boshers, Wastewater Director, dboshers@columbiatn.com, 931-560-1011

AGENDA ITEM TITLE: RESOLUTION NO. 23-59 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING THE INDUSTRIAL PARK PUMP STATION AND FORCE MAIN (MERSEN)

RECOMMENDATION: Approve Resolution No. 23-59.

INFORMATION: Industrial Park Pump Station and Force Main (Mersen) consist of 6,240 linear feet of 6-inch force main and a 180 GPM (Gallon per Minute) pump station located off of Highway 7 in the City of Columbia. The developers have met all of the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

RESOLUTION NO. 23-59

A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING THE INDUSTRIAL PARK PUMP STATION & FORCE MAIN (MERSEN)

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 6,240 linear feet of 6" force main sewer serving Mersen Industrial site; and

WHEREAS, the City of Columbia has inspected said sewer improvements and has determined that said sewer improvements meet the requirements imposed by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the City of Columbia does hereby accept the ownership and maintenance of said sanitary sewer improvements serving the Industrial Park Pump Station and Force Main (Mersen).

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 14th day of September, 2023.

_____

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

_____

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:

_____

C. TIM TISHER - CITY ATTORNEY

July 18, 2023

Columbia City Council
City of Columbia, Tennessee
City Hall
700 North Garden Street
Columbia, Tennessee 38401

Dear Council Members:

I wish to present for dedication to the Council of the City of Columbia, Tennessee, the wastewater system improvements installed as the Industrial Park Pump Station & Force Main (Mersen) which consists of 6,240 linear feet of 6-inch force main and a 180 GPM Duplex Submersible Pump Station.

You have been provided with as-built drawings of the project and all inspections and testing by the City of Columbia Wastewater Department has been completed.

Acceptance by the Columbia City Council for these wastewater system improvements would be appreciated.

Sincerely,

Bob Morgan
Chairman, Columbia IDB

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Liz Bermudez, Executive Secretary, liz@columbiatn.com, 931-560-1510

AGENDA ITEM TITLE: RESOLUTION NOS. 23-60 THROUGH 23-69 - RESOLUTIONS AUTHORIZING APPROPRIATIONS FOR FINANCIAL AID TO NON-PROFIT ORGANIZATIONS WHOSE SERVICES BENEFIT THE GENERAL WELFARE OF THE RESIDENTS OF THE CITY OF COLUMBIA IN ACCORDANCE WITH TCA SECTION 6-54-111

RECOMMENDATION: Approve Resolution Numbers 23-60 through 23-69.

Resolution No. 23-60 – Authorizing an appropriation of $1,000 to Crimestoppers of Maury County, to help fund general operations for Crimestoppers of Maury County, Inc.

Resolution No. 23-61 – Authorizing an appropriation of $3,000 to James K. Polk Memorial Association to promote tourism, educational activities, support general operations and services.

Resolution No. 23-62 – Authorizing an appropriation of $10,000 to the Boys and Girls Club of Maury County to support general operations and services.

Resolution No. 23-63 - Authorizing an appropriation of $5,550 to South Central Human Resources Agency to support general operations and services.

Resolution No. 23-64 – Authorizing an appropriation of $5,000 to the Family Center, to support general operations and services.

Resolution No. 23-65 – Authorizing an appropriation of $5,000 to Center of Hope to support general operations and services.

Resolution No. 23-66 - Authorizing an appropriation of $3,000 to Columbia Cares, to support agency operational expenses and services.

Resolution No. 23-67 – Authorizing an appropriation of $25,000 to Columbia State Community College for the Southern Regional Technology Center Building (Year 2 of 4).

Resolution No. 23-68 – Authorizing an appropriation of $5,000 to Kid's Place to support general operations and services.

Resolution No. 23-69 – Authorizing an appropriation of $5,000 to Maury County Harvest Share Food Pantry to support general operation and services.

CERTIFICATION: The Chief Financial Officer certifies that $67,550 is budgeted and unencumbered in City Council – Special Appropriations.

RESOLUTION TO PROVIDE FUNDING TO ASSIST CRIME STOPPERS OF MAURY COUNTY, INC., A NONPROFIT ORGANIZATION

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated authorizes municipalities to appropriate funds for the financial aid of certain nonprofit organizations which provide year-round services promoting the general welfare of the residents of the municipality; and

WHEREAS, Crime Stoppers of Maury County, Inc. is a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality; and

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated requires that appropriate notice be published in a newspaper of general circulation in the municipality of the intent to make an appropriation to a nonprofit organization specifying the intended amount of appropriation and the purposes for which the appropriation will be spent and that the municipal legislative body must approve the appropriation at one (1) regularly scheduled meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, as follows:

Section 1: The City Council hereby appropriates the sum of One Thousand ($1,000.00) Dollars for the financial aid of Crime Stoppers of Maury County, Inc., a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality.

Section 2: Such funds are hereby appropriated by the City of Columbia for use by Crime Stoppers of Maury County, Inc. and shall be spent for the following purpose: to assist in funding general operations.

All such funds shall be used to promote the general welfare of the residents of the City of Columbia.

Section 3: Crime Stoppers of Maury County, Inc. shall comply with all requirements of Section 6-54-111 of the Tennessee Code Annotated, particularly with

regard to submission of an annual report of its business affairs and transactions and the proposed use of the municipal assistance.

Section 4: Pursuant to Section 6-54-111 of the Tennessee Code Annotated, notice has been run in a newspaper of general circulation in this municipality of the intent to make an appropriation to a nonprofit organization, specifying the intended amount of the appropriation and the purposes for which the appropriation will be spent.

Section 5: This resolution shall take effect upon its passage at one (1) regularly scheduled meeting, the public welfare requiring it.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this _____ day of _____, 2023.

_____
CHARLES (CHAZ) M. MOLDER, Mayor

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

RESOLUTION TO PROVIDE FUNDING TO ASSIST JAMES K. POLK MEMORIAL ASSOCIATION, A NONPROFIT ORGANIZATION

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated authorizes municipalities to appropriate funds for the financial aid of certain nonprofit organizations which provide year-round services promoting the general welfare of the residents of the municipality; and

WHEREAS, James K. Polk Memorial Association is a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality; and

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated requires that appropriate notice be published in a newspaper of general circulation in the municipality of the intent to make an appropriation to a nonprofit organization specifying the intended amount of appropriation and the purposes for which the appropriation will be spent and that the municipal legislative body must approve the appropriation at one (1) regularly scheduled meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, as follows:

Section 1: The City Council hereby appropriates the sum of Three Thousand ($3,000) Dollars for the financial aid of James K. Polk Memorial Association, a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality.

Section 2: Such funds are hereby appropriated by the City of Columbia for use by James K. Polk Memorial Association, and shall be spent for the following purpose: to promote tourism, educational activities, support general operations and services.

All such funds shall be used to promote the general welfare of the residents of the City of Columbia.

Section 3: James K. Polk Memorial Association shall comply with all requirements of Section 6-54-111 of the Tennessee Code Annotated, particularly with regard to submission of an annual report of its business affairs and transactions and the proposed use of the municipal assistance.

Section 4: Pursuant to Section 6-54-111 of the Tennessee Code Annotated, notice has been run in a newspaper of general circulation in this municipality of the intent to make an appropriation to a nonprofit organization, specifying the intended amount of the appropriation and the purposes for which the appropriation will be spent.

Section 5: This resolution shall take effect upon its passage at one (1) regularly scheduled meeting, the public welfare requiring it.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this _____ day of _____, 2023.

_____
CHARLES (CHAZ) M. MOLDER

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

RESOLUTION TO PROVIDE FUNDING TO ASSIST BOYS AND GIRLS CLUB OF MAURY COUNTY, INC., A NONPROFIT ORGANIZATION

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated authorizes municipalities to appropriate funds for the financial aid of certain nonprofit organizations which provide year-round services promoting the general welfare of the residents of the municipality; and

WHEREAS, Boys and Girls Club of Maury County, Inc., is a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality; and

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated requires that appropriate notice be published in a newspaper of general circulation in the municipality of the intent to make an appropriation to a nonprofit organization specifying the intended amount of appropriation and the purposes for which the appropriation will be spent and that the municipal legislative body must approve the appropriation at one (1) regularly scheduled meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, as follows:

Section 1: The City Council hereby appropriates the sum of Ten Thousand ($10,000) Dollars for the financial aid of Boys and Girls Club of Maury County, Inc., a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality.

Section 2: Such funds are hereby appropriated by the City of Columbia for use by Boys and Girls Club of Maury County, Inc., and shall be spent for the following purpose: to support general operations and services.

All such funds shall be used to promote the general welfare of the residents of the City of Columbia.

Section 3: Boys and Girls Club of Maury County, Inc., shall comply with all requirements of Section 6-54-111 of the Tennessee Code Annotated, particularly with regard to submission of an annual report of its business affairs and transactions and the proposed use of the municipal assistance.

Section 4: Pursuant to Section 6-54-111 of the Tennessee Code Annotated, notice has been run in a newspaper of general circulation in this municipality of the intent to make an appropriation to a nonprofit organization, specifying the intended amount of the appropriation and the purposes for which the appropriation will be spent.

Section 5: This resolution shall take effect upon its passage at one (1) regularly scheduled meeting, the public welfare requiring it.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this _____ day of _____, 2023.

_____
CHARLES (CHAZ) M. MOLDER

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

RESOLUTION TO PROVIDE FUNDING TO ASSIST SOUTH CENTRAL HUMAN RESOURCES AGENCY, A NONPROFIT ORGANIZATION

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated authorizes municipalities to appropriate funds for the financial aid of certain nonprofit organizations which provide year-round services promoting the general welfare of the residents of the municipality; and

WHEREAS, South Central Human Resources Agency, is a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality; and

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated requires that appropriate notice be published in a newspaper of general circulation in the municipality of the intent to make an appropriation to a nonprofit organization specifying the intended amount of appropriation and the purposes for which the appropriation will be spent and that the municipal legislative body must approve the appropriation at one (1) regularly scheduled meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, as follows:

Section 1: The City Council hereby appropriates the sum of Five Thousand Five Hundred Fifty Dollars ($5,550) for the financial aid of South Central Human Resources Agency, a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality.

Section 2: Such funds are hereby appropriated by the City of Columbia for use by South Central Human Resources Agency, and shall be spent for the following purpose: to support general operations and services.

All such funds shall be used to promote the general welfare of the residents of the City of Columbia.

Section 3: South Central Human Resources Agency, shall comply with all requirements of Section 6-54-111 of the Tennessee Code Annotated, particularly with

regard to submission of an annual report of its business affairs and transactions and the proposed use of the municipal assistance.

Section 4: Pursuant to Section 6-54-111 of the Tennessee Code Annotated, notice has been run in a newspaper of general circulation in this municipality of the intent to make an appropriation to a nonprofit organization, specifying the intended amount of the appropriation and the purposes for which the appropriation will be spent.

Section 5: This resolution shall take effect upon its passage at one (1) regularly scheduled meeting, the public welfare requiring it.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this _____ day of _____, 2023.

_____
CHARLES (CHAZ) M. MOLDER

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

RESOLUTION TO PROVIDE FUNDING TO ASSIST THE FAMILY CENTER, A NONPROFIT ORGANIZATION

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated authorizes municipalities to appropriate funds for the financial aid of certain nonprofit organizations which provide year-round services promoting the general welfare of the residents of the municipality; and

WHEREAS, The Family Center is a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality; and

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated requires that appropriate notice be published in a newspaper of general circulation in the municipality of the intent to make an appropriation to a nonprofit organization specifying the intended amount of appropriation and the purposes for which the appropriation will be spent and that the municipal legislative body must approve the appropriation at one (1) regularly scheduled meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, as follows:

Section 1: The City Council hereby appropriates the sum of Five Thousand ($5,000) Dollars for the financial aid of The Family Center, a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality.

Section 2: Such funds are hereby appropriated by the City of Columbia for use by The Family Center and shall be spent for the following purpose: to support general operations and services.

All such funds shall be used to promote the general welfare of the residents of the City of Columbia.

Section 3: The Family Center shall comply with all requirements of Section 6-54-111 of the Tennessee Code Annotated, particularly with regard to submission of an annual report of its business affairs and transactions and the proposed use of the municipal assistance.

Section 4: Pursuant to Section 6-54-111 of the Tennessee Code Annotated, notice has been run in a newspaper of general circulation in this municipality of the intent to make an appropriation to a nonprofit organization, specifying the intended amount of the appropriation and the purposes for which the appropriation will be spent.

Section 5: This resolution shall take effect upon its passage at one (1) regularly scheduled meeting, the public welfare requiring it.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this _____ day of _____, 2023.

_____
CHARLES (CHAZ) M. MOLDER

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

RESOLUTION TO PROVIDE FUNDING TO ASSIST CENTER OF HOPE, A NONPROFIT ORGANIZATION

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated authorizes municipalities to appropriate funds for the financial aid of certain nonprofit organizations which provide year-round services promoting the general welfare of the residents of the municipality; and

WHEREAS, Center of Hope is a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality; and

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated requires that appropriate notice be published in a newspaper of general circulation in the municipality of the intent to make an appropriation to a nonprofit organization specifying the intended amount of appropriation and the purposes for which the appropriation will be spent and that the municipal legislative body must approve the appropriation at one (1) regularly scheduled meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, as follows:

Section 1: The City Council hereby appropriates the sum of Five Thousand ($5,000) Dollars for the financial aid of Center of Hope, a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality.

Section 2: Such funds are hereby appropriated by the City of Columbia for use by Center of Hope, and shall be spent for the following purpose: to support general operations and services.

All such funds shall be used to promote the general welfare of the residents of the City of Columbia.

Section 3: Center of Hope shall comply with all requirements of Section 6-54-111 of the Tennessee Code Annotated, particularly with regard to submission of an annual report of its business affairs and transactions and the proposed use of the municipal assistance.

Section 4: Pursuant to Section 6-54-111 of the Tennessee Code Annotated, notice has been run in a newspaper of general circulation in this municipality of the intent to make an appropriation to a nonprofit organization, specifying the intended amount of the appropriation and the purposes for which the appropriation will be spent.

Section 5: This resolution shall take effect upon its passage at one (1) regularly scheduled meeting, the public welfare requiring it.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this _____ day of _____, 2023.

_____
CHARLES (CHAZ) M. MOLDER

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

RESOLUTION TO PROVIDE FUNDING TO ASSIST COLUMBIA CARES, INC., A NONPROFIT ORGANIZATION

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated authorizes municipalities to appropriate funds for the financial aid of certain nonprofit organizations which provide year-round services promoting the general welfare of the residents of the municipality; and

WHEREAS, Columbia Cares, Inc., is a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality; and

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated requires that appropriate notice be published in a newspaper of general circulation in the municipality of the intent to make an appropriation to a nonprofit organization specifying the intended amount of appropriation and the purposes for which the appropriation will be spent and that the municipal legislative body must approve the appropriation at one (1) regularly scheduled meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, as follows:

Section 1: The City Council hereby appropriates the sum of Three Thousand ($3,000) Dollars for the financial aid of Columbia Cares, Inc., a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality.

Section 2: Such funds are hereby appropriated by the City of Columbia for use by Columbia Cares, Inc., and shall be spent for the following purpose: to support general operations and services.

All such funds shall be used to promote the general welfare of the residents of the City of Columbia.

Section 3: Columbia Cares, Inc., shall comply with all requirements of Section 6-54-111 of the Tennessee Code Annotated, particularly with regard to submission of an annual report of its business affairs and transactions and the proposed use of the municipal assistance.

Section 4: Pursuant to Section 6-54-111 of the Tennessee Code Annotated, notice has been run in a newspaper of general circulation in this municipality of the intent to make an appropriation to a nonprofit organization, specifying the intended amount of the appropriation and the purposes for which the appropriation will be spent.

Section 5: This resolution shall take effect upon its passage at one (1) regularly scheduled meeting, the public welfare requiring it.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this _____ day of _____, 2023.

_____
CHARLES (CHAZ) M. MOLDER

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

RESOLUTION TO PROVIDE FUNDING TO ASSIST COLUMBIA STATE COMMUNITY COLLEGE, A NONPROFIT ORGANIZATION

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated authorizes municipalities to appropriate funds for the financial aid of certain nonprofit organizations which provide year-round services promoting the general welfare of the residents of the municipality; and

WHEREAS, Columbia State Community College is a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality; and

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated requires that appropriate notice be published in a newspaper of general circulation in the municipality of the intent to make an appropriation to a nonprofit organization specifying the intended amount of appropriation and the purposes for which the appropriation will be spent and that the municipal legislative body must approve the appropriation at one (1) regularly scheduled meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, as follows:

Section 1: The City Council hereby appropriates the sum of Twenty-five Thousand ($25,000) Dollars for the financial aid of Columbia State Community College, a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality.

Section 2: Such funds are hereby appropriated by the City of Columbia for use by Columbia State Community College, and shall be spent for the following purpose: for the Southern Regional Technology Center Building.

All such funds shall be used to promote the general welfare of the residents of the City of Columbia.

Section 3: Columbia State Community College shall comply with all requirements of Section 6-54-111 of the Tennessee Code Annotated, particularly with

regard to submission of an annual report of its business affairs and transactions and the proposed use of the municipal assistance.

Section 4: Pursuant to Section 6-54-111 of the Tennessee Code Annotated, notice has been run in a newspaper of general circulation in this municipality of the intent to make an appropriation to a nonprofit organization, specifying the intended amount of the appropriation and the purposes for which the appropriation will be spent.

Section 5: This resolution shall take effect upon its passage at one (1) regularly scheduled meeting, the public welfare requiring it.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this _____ day of _____, 2023.

_____
CHARLES (CHAZ) M. MOLDER

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

RESOLUTION TO PROVIDE FUNDING TO ASSIST KID'S PLACE, A NONPROFIT ORGANIZATION

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated authorizes municipalities to appropriate funds for the financial aid of certain nonprofit organizations which provide year-round services promoting the general welfare of the residents of the municipality; and

WHEREAS, Kid's Place is a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality; and

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated requires that appropriate notice be published in a newspaper of general circulation in the municipality of the intent to make an appropriation to a nonprofit organization specifying the intended amount of appropriation and the purposes for which the appropriation will be spent and that the municipal legislative body must approve the appropriation at one (1) regularly scheduled meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, as follows:

Section 1: The City Council hereby appropriates the sum of Five Thousand ($5,000) Dollars for the financial aid of Kid's Place, a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality.

Section 2: Such funds are hereby appropriated by the City of Columbia for use by Kid's Place, and shall be spent for the following purpose: to support general operations and services.

All such funds shall be used to promote the general welfare of the residents of the City of Columbia.

Section 3: Kid's Place shall comply with all requirements of Section 6-54-111 of the Tennessee Code Annotated, particularly with regard to submission of an annual report of its business affairs and transactions and the proposed use of the municipal assistance.

Section 4: Pursuant to Section 6-54-111 of the Tennessee Code Annotated, notice has been run in a newspaper of general circulation in this municipality of the intent to make an appropriation to a nonprofit organization, specifying the intended amount of the appropriation and the purposes for which the appropriation will be spent.

Section 5: This resolution shall take effect upon its passage at one (1) regularly scheduled meeting, the public welfare requiring it.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this _____ day of _____, 2023.

_____
CHARLES (CHAZ) M. MOLDER

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

RESOLUTION TO PROVIDE FUNDING TO ASSIST MAURY COUNTY HARVEST SHARE FOOD PANTRY, A NONPROFIT ORGANIZATION

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated authorizes municipalities to appropriate funds for the financial aid of certain nonprofit organizations which provide year-round services promoting the general welfare of the residents of the municipality; and

WHEREAS, Maury County Harvest Share Food Pantry is a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality; and

WHEREAS, Section 6-54-111 of the Tennessee Code Annotated requires that appropriate notice be published in a newspaper of general circulation in the municipality of the intent to make an appropriation to a nonprofit organization specifying the intended amount of appropriation and the purposes for which the appropriation will be spent and that the municipal legislative body must approve the appropriation at one (1) regularly scheduled meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, as follows:

Section 1: The City Council hereby appropriates the sum of Five Thousand ($5,000) Dollars for the financial aid of Maury County Harvest Share Food Pantry, a nonprofit organization whose year-round services promote the general welfare of the residents of this municipality.

Section 2: Such funds are hereby appropriated by the City of Columbia for use by Maury County Harvest Share Food Pantry, and shall be spent for the following purpose: to support general operations and services.

All such funds shall be used to promote the general welfare of the residents of the City of Columbia.

Section 3: Maury County Harvest Share Food Pantry shall comply with all requirements of Section 6-54-111 of the Tennessee Code Annotated, particularly with

regard to submission of an annual report of its business affairs and transactions and the proposed use of the municipal assistance.

Section 4: Pursuant to Section 6-54-111 of the Tennessee Code Annotated, notice has been run in a newspaper of general circulation in this municipality of the intent to make an appropriation to a nonprofit organization, specifying the intended amount of the appropriation and the purposes for which the appropriation will be spent.

Section 5: This resolution shall take effect upon its passage at one (1) regularly scheduled meeting, the public welfare requiring it.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this _____ day of _____, 2023.

_____
CHARLES (CHAZ) M. MOLDER

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Donnie Boshers, Wastewater Director, dboshers@columbiatn.com, 931-560-1011

AGENDA ITEM TITLE: RESOLUTION NO. 23-70 – A RESOLUTION TO ACCEPT OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING THE HONEY LAKES TOWNHOMES - WARD 2

RECOMMENDATION: Approve Resolution 23-70.

INFORMATION: Honey Lakes Townhomes consist of 2,060 linear feet of 8-inch gravity main in Ward 2 of the City of Columbia. The developers have met all of the qualifications for acceptance, i.e. as-built plans, dedication letter, lien affidavit and maintenance surety. The Wastewater Department has performed the necessary testing and inspections.

RESOLUTION NO. 23-70

A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING THE HONEY LAKES TOWNHOMES

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 2,060 linear feet of 8" gravity sewer serving Honey Lakes Townhomes; and

WHEREAS, the City of Columbia has inspected said sewer improvements and has determined that said sewer improvements meet the requirements imposed by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the City of Columbia does hereby accept the ownership and maintenance of said sanitary sewer improvements serving Honey Lakes Townhomes.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this 14th day of September, 2023.

_____

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

_____

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:

_____

C. TIM TISHER - CITY ATTORNEY

Date: 25 August 2023

Columbia City Council
City of Columbia, Tennessee
City Hall
700 North Garden Street
Columbia, Tennessee 38401

Dear Council Members:

I wish to present for dedication to the Council of the City of Columbia, Tennessee, the wastewater system improvements installed to service Honey Lakes, LLC/Williamsport Pike Townhomes in the amount of 2,060 linear feet. The Contractor installed the sanitary sewer according to the Standard Sewer Specifications of the City of Columbia.

You have been provided with CCTV and as-built drawings of the project and all inspections and testing has been completed. All fees required for dedication have been paid. You have also been provided a one-year maintenance surety in the amount of $49,955.00, set to expire one year from date of Council acceptance.

Acceptance by the Columbia City Council for these wastewater system improvements would be appreciated.

Sincerely,
Signed:

Print: GARY MARTIN

AFFIDAVIT
TO
CITY OF COLUMBIA, TENNESSEE

Project: Honey Lakes, LLC/Williamsport Pike Townhomes

This is hereby an affidavit documenting there are no liens against the sewer improvements amounting to 2060 linear feet to service the property referenced above and an agreement to indemnify and hold harmless from any which may be asserted against same.

OWNER: Honey Lakes, LLC

DATE: 8/25/23

State of Tennessee County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, the within named Honey Lakes, LLC, OWNER, with whom I am personally acquainted or provided to me on the basis of satisfactory evidence and who acknowledged that he, Honey Lakes, LLC, OWNER signed the foregoing (Affidavit) instrument for the purpose herein contained.

Witness our hands and seal at 2:48pm this the 25th day of August, 2023.

Sharon R Martie
Notary Public Commission Expiration 8/15/2025

SHARON R. MARTIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: 8/15/25

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Thad Jablonski, Assistant City Manager, tjablonski@columbiatn.com, 931-560-1580

AGENDA ITEM TITLE: RESOLUTION NO. 23-71 - A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE DEPARTMENT OF ENERGY, ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT PROGRAM IN AN AMOUNT NOT TO EXCEED $76,480

RECOMMENDATION: Approve Resolution No. 23-71.

INFORMATION: The United States Department of Energy administers the Energy Efficiency and Conservation Block Grant (EECBG) program. The EECBG Program is designed to assist states and local government in implementing strategies to reduce energy use and to improve energy efficiency. The Department of Energy listed EECBG allocations for communities, which the City of Columbia's allocation totals $76,480.

The application proposes using program funds for reimbursement of LED lighting equipment and installation. EECBE projects are funded at 100%. PATH Company will provide installation services per the agreement approved at the July 13, 2023 City Council meeting.

Applications are due no later than January 31, 2024. Project costs may be submitted for reimbursement from October 1, 2023 through September 30, 2025.

CERTIFICATION: The Chief Financial Officer certifies that $76,480 would be proposed in a forthcoming appropriation amendment once grant funds are awarded to the City.

A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE DEPARTMENT OF ENERGY, ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT PROGRAM IN AN AMOUNT NOT TO EXCEED $76,480

WHEREAS, the City of Columbia is eligible for funds under the United States Department of Energy, Energy Efficiency and Conservation Block Grant Program; and

WHEREAS, Energy Efficiency and Conservation Block Grant Program funds are available to assist local governments in implementing strategies to reduce energy use and to improve energy efficiency; and

WHEREAS, Energy Efficiency and Conservation Block Grant Program funds have been allocated for the City of Columbia in the amount of $76,480; and

WHEREAS, the City of Columbia entered into an agreement with PATH Company on July 13, 2023 for the installation of LED lighting upgrades for City Hall for said project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, as follows:

(1) The Mayor is hereby authorized and directed to execute and submit an application for Energy Efficiency and Conservation Block Grant Program funds to the U.S. Department of Energy in the amount of $76,480.

(2) The Mayor is hereby authorized and directed to enter into all necessary agreements to receive and administer such grant funds.

(3) The total project cost will be $76,480.

(4) There are no matching funds required.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this 14th day of SEPTEMBER, 2023.

_____

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, Development Services Director, paul@columbiatn.com, 931.560.1560

AGENDA ITEM TITLE: 2ND CONSIDERATION OF ORDINANCE NO. 4473 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING 1205 EAST END STREET, LOCATED AT TAX MAP 99 PARCEL 59.04, FROM CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 3

RECOMMENDATION: Approve Ordinance No. 4473 on second consideration.

INFORMATION: The applicant is requesting the rezoning of the one acre parcel for future residential development with the concept reflecting four possible lots. The original request was to rezone to a CD-3 (Neighborhood Character District) with a comprehensive plan amendment that would allow the zoning, however, Planning Commission reviewed the request and suggested the CD-4 district. CD-4 is a compatible zoning district for the Urban Neighborhood designated property. The Planning Commission recommended approval with a vote of six to zero at the July meeting.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING 1205 EAST END STREET, LOCATED AT TAX MAP 99 PARCEL 59.04, FROM CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described from CD-3L (Neighborhood Large Lot Character District) to CD-4 (General Urban Character District).

Section 2: Said property to be rezoned, being Tax Map, being Tax Map 99 Parcel 59.04, at 1205 East End Street, is located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from CD-3L (Neighborhood Large Lot Character District) to CD-4 (General Urban Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of denial on the 12th day of July, 2023, and after a public hearing held on the 14th day of September, 2023, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;

B. It has been determined that the legal purposes for which zoning exists are not contravened; and

C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 14th day of September, 2023.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

C. Tim Tisher
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____
ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

TRACY SEIBER, RLS 2397

The following is a legal description of 1205 East End Street, Columbia, TN (Tax Map 99, , Parcel 59.04, Deed Book R2857, Page 60, Plat Book P23, Page 12), 9th Civil District of Maury County, Tennessee. Being more particularly described as follows:

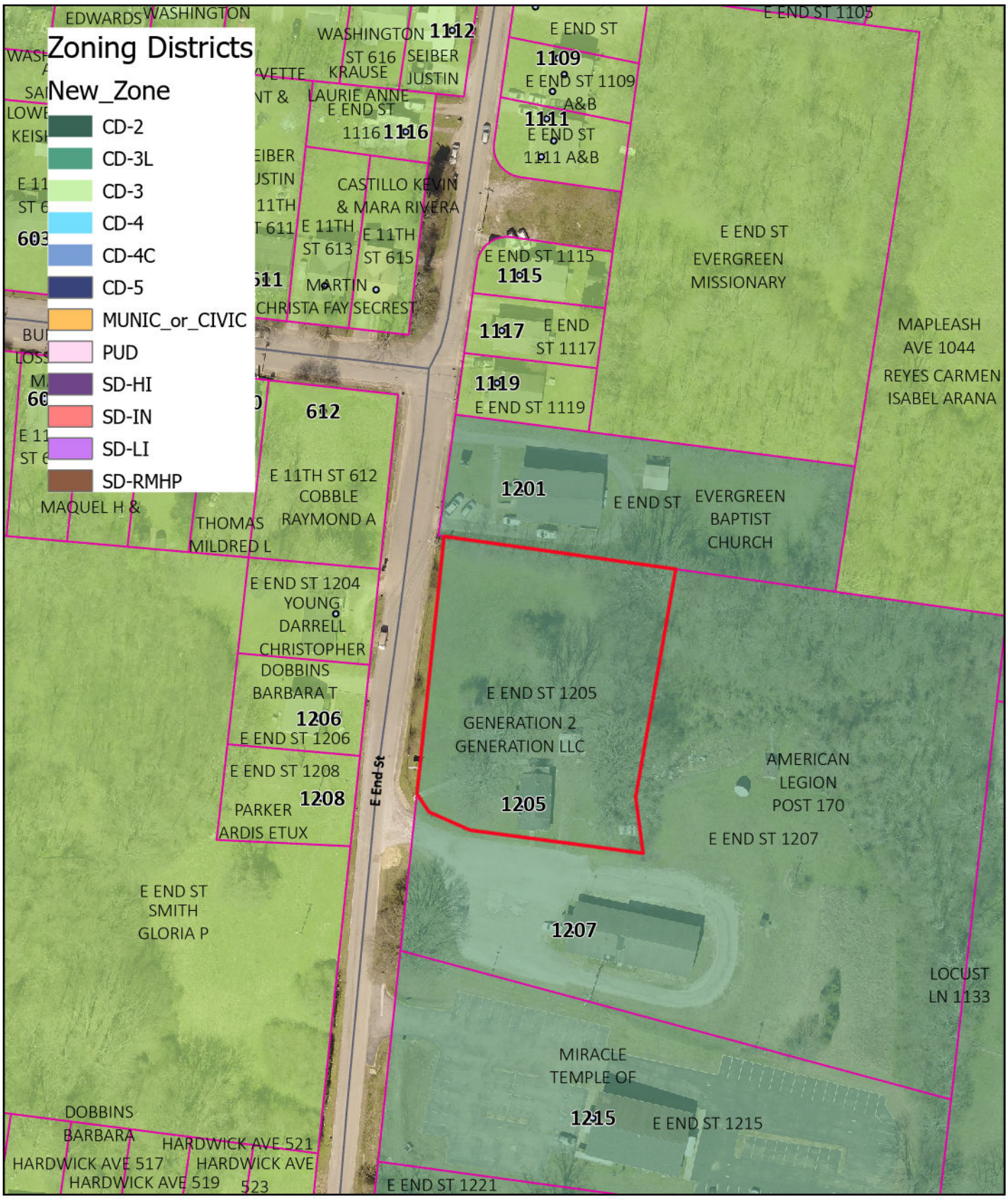
beginning at an iron pin (set) in the East margin of East End St., being the Northwest corner of this described property and the Southwest corner of the Evergreen Baptist Church property (Tax Map 99G, Group D, Parcel 50.00, Deed Book 435, Page 470); thence with the church's South line S81°18'36"E a distance of 192.31' to an iron pin (set), point being the Northeast corner of this described property and the Northwest corner of the American Legion Post 170 property (Tax Map 99, Parcel 59.00, Deed Book 409, Page 182, Plat Book P23, Page 12); thence leaving the church's South line and following the American Legion's West and North line S09°59'53"W a distance of 190.83' to an iron pin (set); thence S07°35'10"E a distance of 46.76' to an iron pin (set), point being the Southeast corner of this described property; thence N82°24'08"W a distance of 143.86' to an iron pin (set); thence N66°06'01"W a distance of 37.20' to an iron pin (set); thence N33°50'48"W a distance of 23.72' to an iron pin (set) in the East margin of East End St., point being the Southwest corner of this described property; thence following the East End St. East margin N04°37'08"E a distance of 60.89' to an iron pipe (found); thence N08°19'24"E a distance of 150.44' to the point of beginning containing 44478.8 square feet, 1.021 acres more or less according to a survey by Tracy K. Seiber, RLS2397, dated 4/20/2022.

This property is subject to any and all easements, recorded and unrecorded which may affect this property.

All bearings and distances are based on the Tennessee NAD-83 Grid Coordinate System.

Tracy Seiber, RLS#2397
102 Avalon Drive
Columbia, TN 38401
Seibersurveying@gmail.com
(931)446-6677

RECEIVED
MAY 18 2023
By: 23-0104



Ord. No. 4473 - Exh. B

1205 E. End Street

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kevin McCarthy, AICP, City Planner kmccarthy@columbiatn.com, 931-560-1560

APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
23-0104	**Larry Owens/ Generation 2 Generation LLC**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**1205 E End/ Tax Map 99 Parcel 59.04**

Update to Development Services staff report:

- The applicant initially requested to amend the comprehensive plan to change the future land use classification of the subject property from Urban Neighborhood to Suburban Neighborhood in order to rezone the property from CD-3L to CD-3.
- The Planning Commission considered the applicant's request at its June 2023 meeting. The Commission discussed the appropriateness of amending the future land use classification with the applicant and planning staff . The commission deferred action to its July meeting in order to allow the applicant to revise the request.
- The applicant revised the request and the concept plan. The revised application does not include the request to amend the comprehensive plan. The requested rezoning has been updated to CD-4, which is consistent with the comprehensive plan.
- The Planning Commission recommended approval at its July 2023 meeting.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kevin McCarthy, AICP, City Planner kmccarthy@columbiatn.com, 931-560-1560

APPLICATION NUMBER
23-0104

APPLICANT/PROPERTY OWNER
Larry Owens/ Generation 2 Generation LLC

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
1205 E End/ Tax Map 99 Parcel 59.04

SUMMARY OF REQUEST: **Comprehensive Plan Amendment & Zoning Map Amendment (CD-3L to CD-3)**

The applicant requests to rezone a 1.02-acre parcel located on the east side of East End Street from CD-3L (Neighborhood-Large Lot) to CD-3 (Neighborhood Character District). Both the current and requested zoning designations are primarily residential in character. The Zoning Ordinance permits two dwelling units per acre in CD-3L and four dwelling units per acre in CD-3. In support of the requested rezoning, the applicant provided a concept plan which depicts the division of the property into three single family lots.

The requested CD-3 zoning is not consistent with the Future Land Use classification of Urban Neighborhood. Consequently, the applicant also requests to amend the Future Land Use Map (FLUM) of Connect Columbia, the City's comprehensive plan, from Urban Neighborhood to Suburban Neighborhood.

This report summarizes staff analysis of the FLUM amendment as well as the consistency, conformity, and compatibility of the proposed rezoning.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CD 3L	Vacant	CD-3L/ CD-3/ Single-Family Homes/ Membership Lodge	Single-Family Homes	±1.02 Acres

CONSISTENCY with the **COMPREHENSIVE PLAN:**	**PROPERTY HISTORY:**
Urban Neighborhood: The future land use of the subject property is Urban Neighborhood. The classification is characterized by residential development and neighborhoods, with intermixed and compatible civic uses. The requested CD-3 zoning designation is not consistent with the Urban Neighborhood future land use classification. The applicant requests to amend the FLUM to designate the property Suburban Neighborhood. The requested CD-3 zoning is consistent with the Suburban Neighborhood future land use classification.	The subject property is currently vacant. Previously existing structures were demolished in 2022. The current owner acquired the property in 2022. This is the first development proposal on record for this property.

CONFORMITY to the ZONING ORDINANCE:

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicants provided a concept plan (i.e. "Sketch Development Plan") demonstrating that it is possible to develop the property in conformity with the standards applicable to the requested zoning designation. Any development plan/preliminary plat must comply with Zoning Ordinance 4400, adopted on July 14th, 2022. This request for rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan.

Zoning Ordinance Referenced: Proposed CD-3 Character District (Table 4.3.1-C, p. 66-67)

The Ordinance describes the CD-3 Neighborhood District as a medium density single-family detached residential area in which houses form the predominant building type, although limited use of duplexes is permitted. Homes are separated from the street and each other by minimum setbacks. Thoroughfares form medium-sized blocks, may have curbs, and may include sidewalks and street trees. The district permits a maximum gross density of four dwelling units per acre. CD-3 is an appropriate implementing district for the Suburban Neighborhood future land use classification. It is not an appropriate implementing zone for the subject property's current future land use classification: Urban Neighborhood. The CD-4 General Urban, and CD-5 Urban Center districts implement the Urban Neighborhood future land use classification.

Lot/Building Site Width (Table 4.3.1-C, p. 68)

- Minimum lot width of 65' (40' if alley-loaded garage is provided; 100' for a duplex)
- Frontage buildout not regulated
- No less than 80% of lots must enfront a vehicular thoroughfare or internal drive conforming to the standards of the Ordinance and Subdivision Regulation
- Up to ≤ 20% of the lots may Enfront a pedestrian path, passage, pedestrian walkway if such Lots have legal and physical vehicular access to a vehicular thoroughfare via driveway or Easement

Lot Standards/ Principle Buildings (Table 4.3.1-C, p. 68)

- 25' min front setback
- 8' min side setback

- 25’ min rear setback (measured from the rear property line or centerline of rear alley as applicable)

Staff Comment:

The concept plan depicts three 70’ wide single-family lots enfronting East End Street, yielding a gross density of 2.94 dwelling units per acre. The requested CD-3 zoning is inconsistent with Connect Columbia. The comprehensive plan calls for the future development of the site at higher density with more prescriptive design standards. The CD-3 zoning is consistent with the requested Suburban Neighborhood future land use classification. However, the requested amendment to the FLUM would create an island of Suburban Neighborhood surrounded by Urban Neighborhood. Over time, if the plan is fully implemented, surrounding properties will transition to CD-4 and CD-5 zoning, leaving the subject parcel as an incongruous spot on the zoning map.

If a Preliminary Plat is submitted for Planning Commission review in the future, staff will prepare a detailed analysis of whether it conforms to the standards of the Ordinance. Subsequent proposals to construct homes on the site would be subject to administrative review and approval.

Zoning Map Amendment:

Staff reviewed the request for a zoning map amendment for conformity with the standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

Staff’s review of Section 8.5.19.H.4 in relation to this request finds the following:

a. Whether the Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;

The subject property has a future land use classification of Urban Neighborhood (Connect Columbia Map 4). The proposed change, from a low-density CD-3L neighborhood large lot character district to a medium-density CD-3 neighborhood character district, is inconsistent with the Suburban Corridor future land use classification (Connect Columbia p.24; Zoning Ordinance Table 3.7.1 p.36; Zoning Ordinance Table 4.3.1-C, p. 66).

If the Planning Commission approves the request FLUM amendment to designate the subject site Suburban Neighborhood, the requested CD-3 zoning will be consistent with Connect Columbia.

The property is not located in an Area of Change (Connect Columbia Map 3), meaning that in 2017-2018, the Planning Commission determined that the development pattern was established and changes to overall character of the area should rarely occur. This does not necessarily mean that the proposed change is inconsistent with Connect

Columbia. However, the plan advises a "pause" and careful review to ensure that the context of the area surrounding the subject property is considered (Connect Columbia p. 14).

b. Whether the legal purposes for which zoning exists, as set forth in Section 1.5[, are not contravened];[1]

All future use of the properties will be required to conform to the standards of the Zoning Ordinance. The standards protect and promote the public health, safety, morals, comfort, convenience, and general welfare of the people and community (§ 1.5.1.A p. 6).

The Planning Commission may determine that the proposed rezoning furthers the other purposes of zoning listed at §§ 1.5.1 and 1.5.2 of the Ordinance.

c. Whether there will be any adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

There are no known adverse effects upon adjacent property owners.

d. Whether any one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

Rezoning the property will likely provide material benefits to the owner. However, any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Ordinance.

e. Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;[2]

The proposed change to the zoning map will allow the property owner to add units to the local housing inventory. Planning Commission may determine that demand for housing in the City of Columbia has increased to a sufficient extent to warrant an increase in the area of the city zoned for medium-density residential development. It is within the discretion of the Planning Commission to determine that other circumstances have changed to a sufficient extent to warrant an increase in the area zoned for residential development.

[1] Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 reads "the legal purposes for which zoning exists are not contravened."

[2] The word *extent* was unintentionally omitted in the drafting of Ordinance 4400. The word was present in the corresponding criterion in Ordinance 3638.

f. Whether adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

Technical comments from public service providers generally indicate that services are in place to support the zoning change.

Comprehensive Plan Amendment /Adoption:

Staff reviewed the requested amendment to the Future Land Use Map under the review standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

Staff's review of Section 8.5.20.F in relation to this request finds the following:

Criteria for Planning Commission Recommendations

The recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed Land Use Plan Amendment in relation to the following, where applicable:

1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of all other applicable adopted Land Use Plans;

   The proposed change to the future land use map ***is not consistent with the guiding principles of the adopted land use plan****. Connect Columbia, as adopted in 2018, utilizes the transect model as the guiding principle for organizing land use (Connect Columbia p. 11). The transect model "defines a series or character areas that transition from sparsely populated areas, consisting of farmland, to the dense urban core of a city" (p.10). Accordingly, the future land use element of the plan organizes the City into Character Areas forming a continuum of density and intensity from most rural to most urban. These future land use classifications are implemented through the character districts in the Zoning Ordinance (e.g. CD-3L, CD-3, CD-4). A reduction of intensity on a single parcel near the core of the planning area is inconsistent with this guiding principle. According to the plan, the subject site should remain available for higher intensity development in the future, partly in order to direct growth away from the periphery of the urban growth boundary.*

2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

   The proposed change to the future land use map is consistent with the existing land use

pattern but is inconsistent with the designated future land uses.

3. Whether the proposed change would create substantial adverse impacts in the Adjacent area or the City in general;

   There are no known adverse effects upon adjacent property owners. However, a change to the future land use map could have adverse impacts on the future development of the City in general. Maintaining the Urban Neighborhood classification inside the core of the planning area reserves land for future growth and relieves pressure on annexations and leap-from development.

4. Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and

   The proposed change to the future land use map will reduce the potential future development of the property. The current Urban Neighborhood future land use classification is implemented by the CD-4 and CD-5 zoning districts. Reducing the intensity of future development to Suburban Neighborhood, implemented by CD-3L and CD-3, would effectively reduce the total potential future housing inventory by one unit, and/or eliminate the possibility of developing the site for non-residential uses. Planning Commission may determine that conditions have changed to a sufficient extent that the proposed reduction in the intensity of future development is warranted.

5. Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

   The subject site is just over one acre in size. The property can accommodate development at similar intensities under both the Urban Neighborhood and the Suburban Neighborhood future land use classifications.

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kevin McCarthy, AICP, City Planner kmccarthy@columbiatn.com, 931-560-1560

APPLICATION NUMBER
23-0104

APPLICANT/PROPERTY OWNER
Larry Owens/ Generation 2 Generation LLC

PUBLIC HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
1205 E End/ Tax Map 99 Parcel 59.04

SUMMARY OF REQUEST: **Comprehensive Plan Amendment & Zoning Map Amendment (CD-3L to CD-3)**

The applicant requests to rezone a 1.02-acre parcel located on the east side of East End Street from CD-3L (Neighborhood-Large Lot) to CD-3 (Neighborhood Character District). Both the current and requested zoning designations are primarily residential in character. The Zoning Ordinance permits two dwelling units per acre in CD-3L and four dwelling units per acre in CD-3. In support of the requested rezoning, the applicant provided a concept plan which depicts the division of the property into three single family lots.

The requested CD-3 zoning is not consistent with the Future Land Use classification of Urban Neighborhood. Consequently, the applicant also requests to amend the Future Land Use Map (FLUM) of Connect Columbia, the City's comprehensive plan, from Urban Neighborhood to Suburban Neighborhood.

This report summarizes staff analysis of the FLUM amendment as well as the consistency, conformity, and compatibility of the proposed rezoning.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CD 3L	Vacant	CD-3L/ CD-3/ Single-Family Homes/ Membership Lodge	Single-Family Homes	±1.02 Acres

CONSISTENCY with the **COMPREHENSIVE PLAN:**	**PROPERTY HISTORY:**
Urban Neighborhood: The future land use of the subject property is Urban Neighborhood. The classification is characterized by residential development and neighborhoods, with intermixed and compatible civic uses. The requested CD-3 zoning designation is not consistent with the Urban Neighborhood future land use classification. The applicant requests to amend the FLUM to designate the property Suburban Neighborhood. The requested CD-3 zoning is consistent with the Suburban Neighborhood future land use classification.	The subject property is currently vacant. Previously existing structures were demolished in 2022. The current owner acquired the property in 2022. This is the first development proposal on record for this property.

CONFORMITY to the ZONING ORDINANCE:

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicants provided a concept plan (i.e. "Sketch Development Plan") demonstrating that it is possible to develop the property in conformity with the standards applicable to the requested zoning designation. Any development plan/preliminary plat must comply with Zoning Ordinance 4400, adopted on July 14th, 2022. This request for rezoning simply establishes entitlements under the zoning ordinance, not a vested right to develop the site as depicted in the concept plan.

Zoning Ordinance Referenced: Proposed CD-3 Character District (Table 4.3.1-C, p. 66-67)

The Ordinance describes the CD-3 Neighborhood District as a medium density single-family detached residential area in which houses form the predominant building type, although limited use of duplexes is permitted. Homes are separated from the street and each other by minimum setbacks. Thoroughfares form medium-sized blocks, may have curbs, and may include sidewalks and street trees. The district permits a maximum gross density of four dwelling units per acre. CD-3 is an appropriate implementing district for the Suburban Neighborhood future land use classification. It is not an appropriate implementing zone for the subject property's current future land use classification: Urban Neighborhood. The CD-4 General Urban, and CD-5 Urban Center districts implement the Urban Neighborhood future land use classification.

Lot/Building Site Width (Table 4.3.1-C, p. 68)

- Minimum lot width of 65' (40' if alley-loaded garage is provided; 100' for a duplex)
- Frontage buildout not regulated
- No less than 80% of lots must enfront a vehicular thoroughfare or internal drive conforming to the standards of the Ordinance and Subdivision Regulation
- Up to ≤ 20% of the lots may Enfront a pedestrian path, passage, pedestrian walkway if such Lots have legal and physical vehicular access to a vehicular thoroughfare via driveway or Easement

Lot Standards/ Principle Buildings (Table 4.3.1-C, p. 68)

- 25' min front setback
- 8' min side setback

- 25’ min rear setback (measured from the rear property line or centerline of rear alley as applicable)

Staff Comment:

The concept plan depicts three 70’ wide single-family lots enfronting East End Street, yielding a gross density of 2.94 dwelling units per acre. The requested CD-3 zoning is inconsistent with Connect Columbia. The comprehensive plan calls for the future development of the site at higher density with more prescriptive design standards. The CD-3 zoning is consistent with the requested Suburban Neighborhood future land use classification. However, the requested amendment to the FLUM would create an island of Suburban Neighborhood surrounded by Urban Neighborhood. Over time, if the plan is fully implemented, surrounding properties will transition to CD-4 and CD-5 zoning, leaving the subject parcel as an incongruous spot on the zoning map.

If a Preliminary Plat is submitted for Planning Commission review in the future, staff will prepare a detailed analysis of whether it conforms to the standards of the Ordinance. Subsequent proposals to construct homes on the site would be subject to administrative review and approval.

Zoning Map Amendment:

Staff reviewed the request for a zoning map amendment for conformity with the standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

Staff’s review of Section 8.5.19.H.4 in relation to this request finds the following:

a. Whether the Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;

The subject property has a future land use classification of Urban Neighborhood (Connect Columbia Map 4). The proposed change, from a low-density CD-3L neighborhood large lot character district to a medium-density CD-3 neighborhood character district, is inconsistent with the Suburban Corridor future land use classification (Connect Columbia p.24; Zoning Ordinance Table 3.7.1 p.36; Zoning Ordinance Table 4.3.1-C, p. 66).

If the Planning Commission approves the request FLUM amendment to designate the subject site Suburban Neighborhood, the requested CD-3 zoning will be consistent with Connect Columbia.

The property is not located in an Area of Change (Connect Columbia Map 3), meaning that in 2017-2018, the Planning Commission determined that the development pattern was established and changes to overall character of the area should rarely occur. This does not necessarily mean that the proposed change is inconsistent with Connect

Columbia. However, the plan advises a "pause" and careful review to ensure that the context of the area surrounding the subject property is considered (Connect Columbia p. 14).

b. Whether the legal purposes for which zoning exists, as set forth in Section 1.5[, are not contravened];[1]

All future use of the properties will be required to conform to the standards of the Zoning Ordinance. The standards protect and promote the public health, safety, morals, comfort, convenience, and general welfare of the people and community (§ 1.5.1.A p. 6).

The Planning Commission may determine that the proposed rezoning furthers the other purposes of zoning listed at §§ 1.5.1 and 1.5.2 of the Ordinance.

c. Whether there will be any adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

There are no known adverse effects upon adjacent property owners.

d. Whether any one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

Rezoning the property will likely provide material benefits to the owner. However, any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Ordinance.

e. Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;[2]

The proposed change to the zoning map will allow the property owner to add units to the local housing inventory. Planning Commission may determine that demand for housing in the City of Columbia has increased to a sufficient extent to warrant an increase in the area of the city zoned for medium-density residential development. It is within the discretion of the Planning Commission to determine that other circumstances have changed to a sufficient extent to warrant an increase in the area zoned for residential development.

[1] Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 reads "the legal purposes for which zoning exists are not contravened."

[2] The word *extent* was unintentionally omitted in the drafting of Ordinance 4400. The word was present in the corresponding criterion in Ordinance 3638.

f. Whether adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

Technical comments from public service providers generally indicate that services are in place to support the zoning change.

Comprehensive Plan Amendment /Adoption:

Staff reviewed the requested amendment to the Future Land Use Map under the review standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

Staff's review of Section 8.5.20.F in relation to this request finds the following:

Criteria for Planning Commission Recommendations

The recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed Land Use Plan Amendment in relation to the following, where applicable:

1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of all other applicable adopted Land Use Plans;

   The proposed change to the future land use map ***is not consistent with the guiding principles of the adopted land use plan****. Connect Columbia, as adopted in 2018, utilizes the transect model as the guiding principle for organizing land use (Connect Columbia p. 11). The transect model "defines a series or character areas that transition from sparsely populated areas, consisting of farmland, to the dense urban core of a city" (p.10). Accordingly, the future land use element of the plan organizes the City into Character Areas forming a continuum of density and intensity from most rural to most urban. These future land use classifications are implemented through the character districts in the Zoning Ordinance (e.g. CD-3L, CD-3, CD-4). A reduction of intensity on a single parcel near the core of the planning area is inconsistent with this guiding principle. According to the plan, the subject site should remain available for higher intensity development in the future, partly in order to direct growth away from the periphery of the urban growth boundary.*

2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

   The proposed change to the future land use map is consistent with the existing land use

pattern but is inconsistent with the designated future land uses.

3. Whether the proposed change would create substantial adverse impacts in the Adjacent area or the City in general;

   There are no known adverse effects upon adjacent property owners. However, a change to the future land use map could have adverse impacts on the future development of the City in general. Maintaining the Urban Neighborhood classification inside the core of the planning area reserves land for future growth and relieves pressure on annexations and leap-from development.

4. Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and

   The proposed change to the future land use map will reduce the potential future development of the property. The current Urban Neighborhood future land use classification is implemented by the CD-4 and CD-5 zoning districts. Reducing the intensity of future development to Suburban Neighborhood, implemented by CD-3L and CD-3, would effectively reduce the total potential future housing inventory by one unit, and/or eliminate the possibility of developing the site for non-residential uses. Planning Commission may determine that conditions have changed to a sufficient extent that the proposed reduction in the intensity of future development is warranted.

5. Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

   The subject site is just over one acre in size. The property can accommodate development at similar intensities under both the Urban Neighborhood and the Suburban Neighborhood future land use classifications.

PRELIMINARY CONCEPT PLAN

REZONING REQUEST OF THE
LARRY OWENS PROPERTY
9TH CIVIL DISTRICT OF MAURY COUNTY
TAX MAP 99, PARCEL 59.04
DEED BOOK R2857, PAGE 60
PLAT BOOK P23, PAGE 12 (TRACT-2)
R.O.M.C.

NOTES:
1. THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE THE SUBDIVISION OF DEED BOOK 409, PAGE 182 INTO TWO TRACTS AND REQUEST REZONING FROM CD-3L TO CD-4

2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN CAT IV GPS SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
   A. TYPE OF SURVEY: RTK
   B. POSITIONAL ACCURACY: 0.05'
   C. PUBLISHED/FIXED CONTROL: TDOT CORS NETWORK
   D. GEOID MODEL: GEOID 12B
   E. DATUM/EPOCH: NAD83(2011)
   F. GPS: CARLSON BRX7 (BASE/ROVER)
   G. DISTANCES: GRID

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0285E DATED 4/16/2007.

4. PROPERTY IS CURRENTLY ZONED CD-3L CITY OF COLUMBIA ZONING ORDINANCE.
BUILDING SETBACKS:
FRONT 30'
REAR 30'
SIDE 12'
REQUESTING CD-4
FRONT 6' MIN/20' MAX
REAR 3'
SIDE 6'

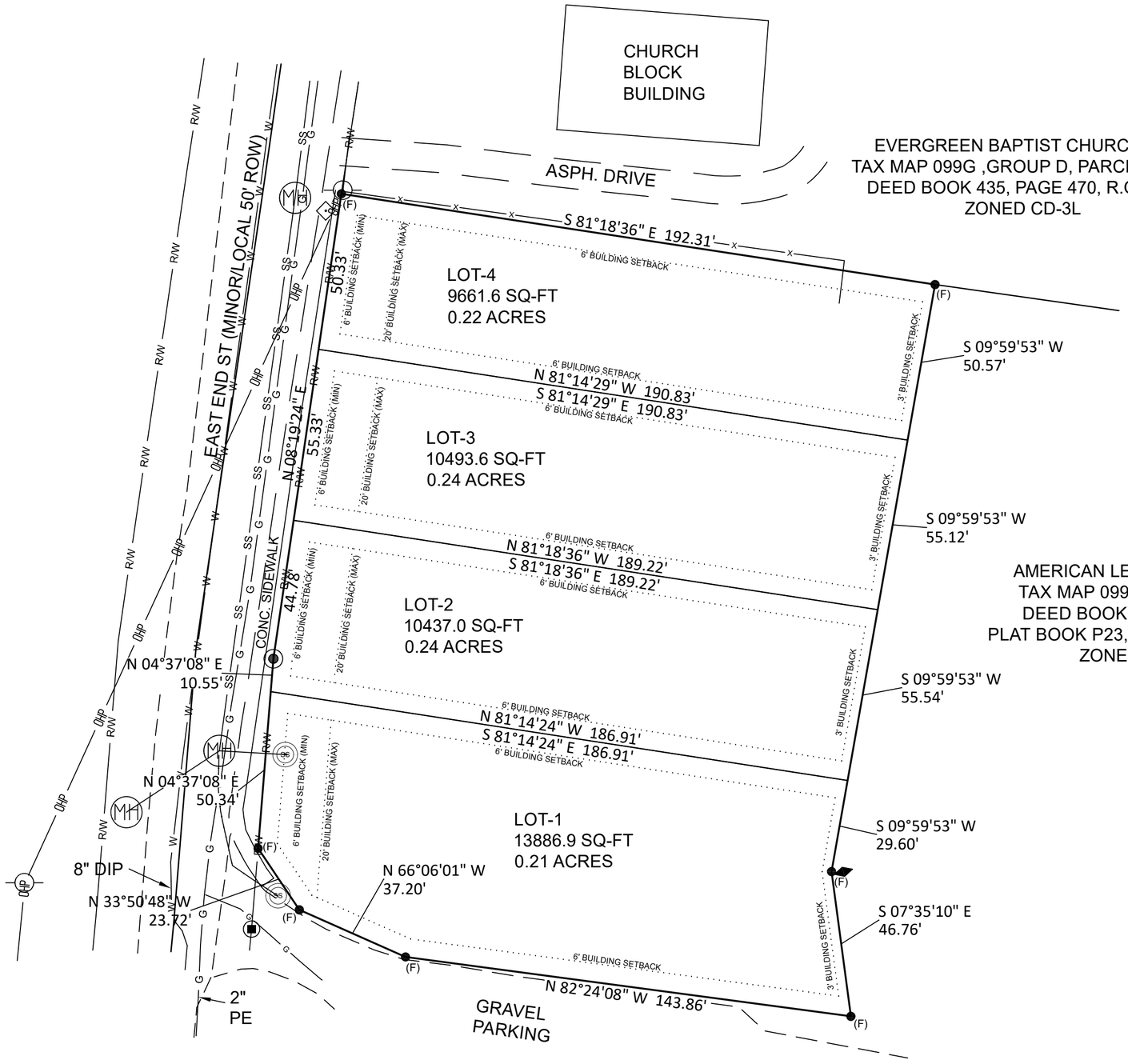
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS, RECORDED AND UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.

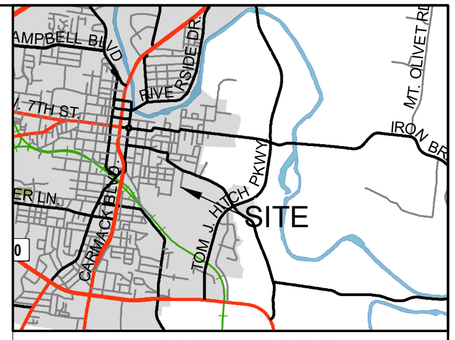
6. PROPERTY ADDRESS:
1205 E. END ST
COLUMBIA, TN 38401

7. ALL UNDERGROUND UTILITIES ARE NOT VERIFIED BY UTILITY OWNERS AND BASED ONLY ON FIELD EVIDENCE AND SCALED FROM UTILITY OWNER MAPS. CALL 811 BEFORE ANY EXCAVATION.

8. ELECTRIC & WATER PROVIDED BY
COLUMBIA POWER AND WATER
201 PICKENS LN
COLUMBIA, TN 38401

9. 10' PUDE ON PARALLEL OR ABUTTING STREET AND 5' PUDE ON INTERIOR LOT LINES.





VICINITY MAP
(NOT TO SCALE)

N

TN-NAD83

LEGEND

- GAS METER
- SEWER METER
- SEWER MANHOLE
- (F) IRON PIN FOUND
- (S) IRON PIN SET
- WATER METER
- RAIL ROAD SPIKE
- UTILITY POLE
- ANT. ANCHOR
- SS — SANITARY SEWER
- OHP — OVERHEAD POWER
- G — GAS LINE
- W — WATER LINE
- R/W — RIGHT OF WAY
- ZONING SETBACK
- X — FENCE
- EASEMENT

TRACY K. SEIBER
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2397

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class"C" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: 10,000.

7/10/2023
Date

TRACY SEIBER, RLS #2397

0 30 60 90

TRACY SEIBER

102 AVALON DRIVE
COLUMBIA, TN 38401
SEIBERSURVEYING@GMAIL.COM (931)446-6677

DRAWING BY: T. SEIBER	DATE: 6/28/2023
SCALE:1"=30'	JOB NO.:57-2022
R4	

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, Development Services Director, paul@columbiatn.com, 931.560.1560

AGENDA ITEM TITLE: 2ND CONSIDERATION OF ORDINANCE NO. 4475 (AS AMENDED) - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING MULTIPLE PROPERTIES WITHIN THE CARRIAGE HILLS SUBDIVISION, LOCATED OFF CARTERS CREEK PIKE, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT) - WARD 5

RECOMMENDATION: Forward the applicant's request to approve Ordinance No. 4475 as amended on second consideration.

INFORMATION: The applicant is requesting that the majority of the Carriage Hills Subdivision, approximately 55 lots, be rezoned from CD-3 (Neighborhood Large Lot) to CD-3L (Neighborhood Large Lot Character District). The lots are established in the subdivision and no changes are anticipated. The CD-3L zoning district permits the use of a single-family detached dwelling. There are three existing lots that only have a portion of the property within the city limits. The Planning Commission reviewed this request and recommended a denial, with a vote of five to one, based on Article 8.5.19.H.4.e, Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING MULTIPLE PROPERTIES WITHIN THE CARRIAGE HILLS SUBDIVISION, LOCATED OFF CARTERS CREEK PIKE, FROM CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-3L (NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT).

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described from CD-3 (Neighborhood Character District) to CD-3L (Neighborhood Large Lot Character District).

Section 2: Said properties to be rezoned, being lots 1-16; 18-38; 41-44; portions of 45-47; 48-55; and 57-62, in the Carriage Hills Subdivision are located in the Third Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from CD-3 (Neighborhood Character District) to CD-3L (Neighborhood Large Lot Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of denial on the 12th day of July, 2023, and after a public hearing held on the 14th day of September, 2023, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;

B. It has been determined that the legal purposes for which zoning exists are not contravened; and

C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 14th day of September, 2023.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____
ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration 8/10/23

Passed on 2nd consideration: _____

File.

Lenders Title Company
Columbia Office
811 Hatcher Lane, Ste B
Columbia, TN. 38401

WARRANTY DEED

BK/PG: R2879/1250-1251
22019355

2 PGS:AL-WARRANTY DEED	
NANCY BATCH 290675	10/12/2022 - 01:52 PM
VALUE	439900.00
MORTGAGE TAX	0.00
TRANSFER TAX	1627.63
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1640.63

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 2022

Notary Public

MY COMMISSION EXPIRES: 2-25-24

(AFFIX SEAL)

SHERRI ANN CHURCH NOTARY PUBLIC STATE OF TENNESSEE

MST 2022-1337

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernon Burdett and Nita Burdett husband and wife	Liberty Federal Credit Union	066K-A-007.00
(NAME)	(NAME)	
112 Concord Drive	4401 Theater Drive	
(ADDRESS)	(ADDRESS)	
Columbia, TN 38401	Evansville IN 47715	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael Melton and Tonyanna Rose Melton, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vernon Burdett and Nita Burdett husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **MAURY** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situate in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 7 on the Plan of Carriage Hills Subdivision., Section 1, of record in Plat Book 5, Page 282, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Melton and Tonyanna Rose Melton, husband and wife by Warranty deed from Kerlind Investment Group, LLC, a Tennessee Limited Liability Company of record in Book R2557, page 1445, Register's Office for Maury County, Tennessee, dated May 20, 2019 and recorded on May 24, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record in Plat Book 5, Page 282, Register's Office for Maury County, Tennessee. Restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511 and Book 733, Page 432, in the Register's Office for Maury County, Tennessee. Easement for Gas Pipeline of record in Book 765, Page 696, in the Register's Office for Maury County, Tennessee.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

112 CONCORD DR Property Address	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **7** TRACT	**TAX YEAR 2023** **MAURY**	**060** JUR	**066K** CONTROL MAP	**A** GROUP	**007.00** PARCEL	PI	**000** S/I
Ownership and Mailing Address **BURDETT VERNON ETUX NITA BURDETT** **112 CONCORD DR** **COLUMBIA TN 38401**	Alt Subdiv BK PG BLOCK LOT TRACT	City **60156 Columbia**	Map **066K**	Updated 10/28/2022				
		SSD1	Dist **03**	Printed 03/17/2023				
	Additional Description	SSD2	Card: 1 of 1					
	Dimensions **115X178.25 IRR.**	Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Page: 1 of 1					

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**6**	Total Fixtures	**6**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**	Amount **0**		Sched

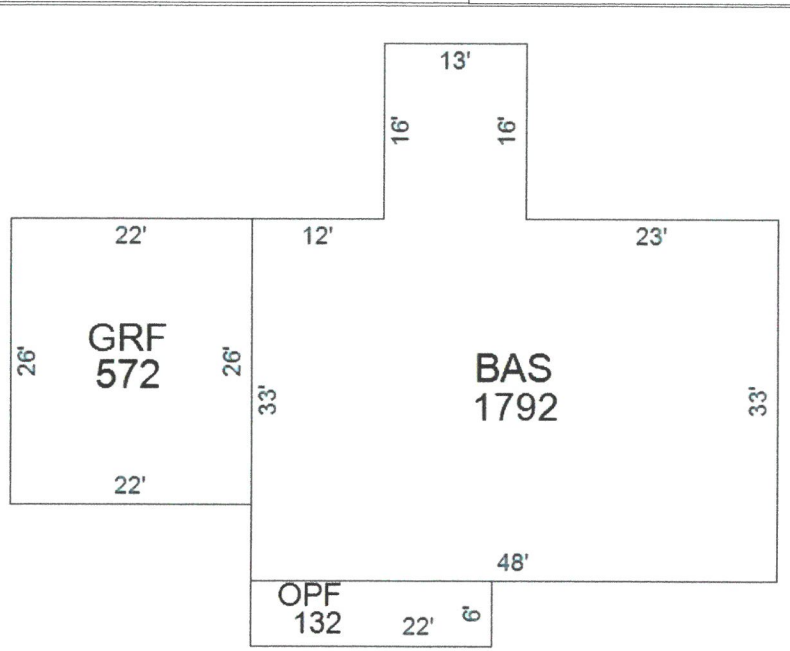
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,792	**1.174**	**1**	**1**	**1.21**	**1,792**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**259,770**	**46,280**	**306,050**	**170.79**	Dwelling Factor	**1**
RCNLD	**207,820**	**37,020**	**244,840**	**136.63**	Dwelling Value	**244,840**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,792**			
	OPF	**132**	**0**	**42.65**	**5,630**
	GRF	**572**	**0**	**71.07**	**40,650**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**248,000**
TOTAL APPRAISAL	**308,000**
GREENBELT APR	
ASSESSMENT	**77,000**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**308,000**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1987**	**1987**	**1**	**C**	**1**			**2500**	**UN**	**2,500**	**100**	**1**	**1**	**2,500**
PTO	**Patio**	**1987**	**2000**	**192**	**C**	**1**	**12X16**		**9.5833**	**AV**	**1,840**	**34**	**1**	**1**	**630**

Total OBY Value **3,130**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**115**	**178**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
10/07/2022	**R2879**	**1250**	**439,900**	**439,900**	**I**	**WD**	**A**	**BURDETT VERNON ETUX NITA BURDET**
05/20/2019	**R2557**	**1445**	**179,000**	**179,000**	**I**	**WD**	**A**	**MELTON MICHAEL ETUX TONYANNA RC**
11/30/2016	**R2404**	**1118**				**QC**		**KERLIND INVESTMENT GROUP LLC**
09/29/2015	**R2341**	**400**	**135,000**	**135,000**	**I**	**WD**	**I**	**BAILEY THOMAS ETUX DOROTHY**

NOTES

CHG EYB INCR LAND PRICE*R06FN*AREA CODE R06BV*R1944-76 SUB TRUSTEE*JG
CHG AREA CODE*FN*CHG EYB & SHAPE R10/32*JG*CHG EYB*R10/42*FN
R2404-1118 ALSO 43N-F-6*JG*R18: CHG QLTY PER 32 *CB -R22: CHG WDK/PTO PER 32 *CB

file: F. Dale

THIS INSTRUMENT PREPARED BY:
STEENBERGEN & GREFSENG
ATTORNEYS AT LAW
COLUMBIA, TENNESSEE 38401

TAX MAP: 66K, GROUP A
PARCEL: 12

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, John H. Bliss and wife, Jacquelyn K. Bliss, have this day sold and by these presents do hereby bargain, sell, transfer and convey unto Barbara Bartley, a single person, her heirs and assigns, the following described property located in the Third (3rd) Civil District of Maury County, Tennessee, more particularly bounded and described as follows, to wit:

> Being Lot 9 of Carriage Hills Subdivision, Section 1 as shown on the plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.
>
> Being the same property conveyed to Sellers by deed of record in Book 815, Page 581, Register's Office of Maury County, Tennessee, and also knows as Parcel 12 on Map 66K, Group A in the Tax Assessor's Office of Maury County, Tennessee.
>
> This is the same description as was contained in the last deed of record.

TO HAVE AND TO HOLD said tract or parcel of real estate unto the said Barbara Bartley, her heirs and assigns, together with all rights, title, interest, easements, appurtenances and hereditaments thereunto belonging in fee simple forever.

WE DO COVENANT with the said Barbara Bartley, her heirs and assigns, that we are lawfully seized and possessed of said above described tract or parcel of real estate, have a good and lawful right to sell and convey the same and that the same is unencumbered except for building restrictions of record, minimum building set back lines and utility and drainage easements as shown on the recorded plat and current year's property taxes which are pro-rated and assumed by grantee.

WE FURTHER COVENANT and bind ourselves, our heirs and personal representatives to warrant and forever defend the title to said above described tract or parcel of real estate unto the said Barbara Bartley, her heirs and assigns, against the lawful

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

103 CONCORD DR	Subdivision **CARRIAGE HILLS SEC 1**	**TAX YEAR 2023**	060	066K	A	012.00		000
Property Address	BK **5** PG **282** BLOCK LOT **0009** TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv	City **60156 Columbia**	Map **066K**	Updated 10/27/2022				
FORD BARBARA J	BK PG BLOCK LOT TRACT	SSD1	Dist **03**	Printed 03/17/2023				
103 CONCORD DR	Additional Description	SSD2		Card: 1 of 1				
COLUMBIA TN 38401	Dimensions **130X170**	Total Land Units **1** / Deed Acres **0** / Calculated Acres **0**		Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built **1987**	Eff Yr Built **2002**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **6**	Total Fixtures **6**				
Wood FP Stacks	Openings	Add'l Sty	PreFab	Add'l Sty			
Info Src **3**	Occ **1**	Rental: Src	Year **0**	Amount **0**	Sched		

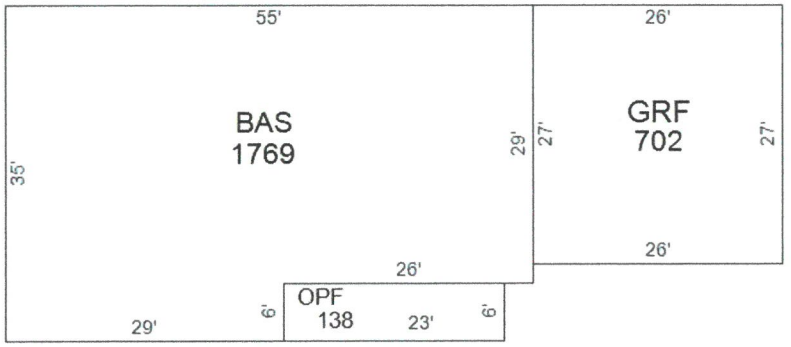
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**03 Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition **Average**	Class:		
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

	Factors							
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,769	**1.16**	**1**	**1.07**	**1.21**	**1,769**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**269,530**	**55,770**	**325,300**	**183.89**	Dwelling Factor	**1**
RCNLD	**215,620**	**44,610**	**260,230**	**147.11**	Dwelling Value	**260,230**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,769**			
	OPF	**138**	**0**	**42.61**	**5,880**
	GRF	**702**	**0**	**71.07**	**49,890**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**265,300**
TOTAL APPRAISAL	**325,300**
GREENBELT APR	
ASSESSMENT	**81,325**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**325,300**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**2006**	**2006**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**
WDK	**Wood Deck**	**2006**	**2006**	**360**	**C**	**1**	**12X30**		**16.1111**	**AV**	**5,800**	**52**		**1**	**3,020**

Total OBY Value **5,020**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**130**	**170**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
07/01/1991	**1121**	**645**	**86,000**	**86,000**	**I**	**WD**	**A**	**BARTLEY BARBARA**
06/30/1989	**815**	**581**	**85,900**	**85,900**	**I**	**WD**	**A**	**HARMON WILLIAM**
09/29/1986	**761**	**233**						**HARMON WILLIAM**

NOTES

INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN
CHG EYB & COMBINE DECKS R10/32*JG*CHG ELEC TO 03 &
EYB*R10/IH*FN
R18: CHG QLTY PER 32 *CB

BK/PG: R2752/412-413

21015576

2 PGS:AL-WARRANTY DEED	
BECKY BATCH: 252599	07/20/2021 - 10:00 AM
VALUE	290000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1073.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1086.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025
(AFFIX SEAL)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5407 Main St., Suite 103
Spring Hill, TN 37174

18-NSH21-02208

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Johnson 104 Concord Drive Columbia, TN 38401	New Owner PO BOX 1148 Franklin, TN 37065	Tax Map(s): 066K-A-003.00 000 Parcel ID(s): 066K A 003.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barry Alan Kent, a single man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Johnson, an unmarried man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Maury County, State of Tennessee, described as follows: to- wit:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 3, Carriage Hills Subd. Sec. 1, as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Barry Alan Kent, a single man by Warranty Deed from Janice F. Smith, a single woman of record in Book R2449, Page 153, in the Register's Office of Maury County, Tennessee, dated August 07, 2017 and recorded on August 14, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **104 Concord Drive, Columbia, TN 38401**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

104 CONCORD DR
Property Address

Ownership and Mailing Address
JOHNSON MICHAEL
104 CONCORD DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **3** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **120X175**

TAX YEAR 2023
MAURY

060	066K	A	003.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066K** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built	**1980**	Eff Yr Built	**2008**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**6**	Total Fixtures	**6**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**	Amount **0**		Sched

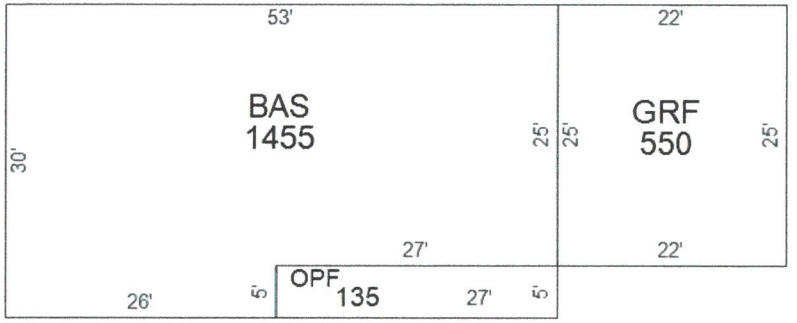
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**10 Panel-Plast-Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**03 Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **14** Other Phys Functional External % Good **86**

	Factors							
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,455	**.973**	**1**	**1.07**	**1.21**	**1,455**	**2022**	**14**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**230,580**	**44,840**	**275,420**	**189.29**	Dwelling Factor	**1**
RCNLD	**198,300**	**38,560**	**236,860**	**162.79**	Dwelling Value	**236,860**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,455**			
	OPF	**135**	**0**	**42.67**	**5,760**
	GRF	**550**	**0**	**71.05**	**39,080**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**239,300**
TOTAL APPRAISAL	**299,300**
GREENBELT APR	
ASSESSMENT	**74,825**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**299,300**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer
03 Public / Individual
Electricity
01 Public
Gas
00 None
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
PTO	**Patio**	**2006**	**2006**	**80**	**C**	**1**	**8X10**		**9.625**	**AV**	**770**	**52**	**1**	**1**	**400**
DRW	**Driveway**	**2006**	**2006**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**	**1**	**1**	**2,000**

Total OBY Value **2,400**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**04**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**120**	**175**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
07/14/2021	**R2752**	**412**	**290,000**	**290,000**	**I**	**WD**	**A**	**JOHNSON MICHAEL**
08/07/2017	**R2449**	**153**	**185,500**	**185,500**	**I**	**WD**	**A**	**KENT BARRY ALAN**
04/30/1997	**1329**	**272**	**102,000**	**102,000**	**I**	**WD**	**A**	**SMITH JANICE F**
04/19/1993	**1179**	**1**	**10**	**10**	**I**	**QC**	**D**	**GABBERT KATHLEEN A**

NOTES

FOR 06:CHG WD DECK TO PATIO PER 32*INCR LAND PRICE*R06FN
06>CHG AREA CO*R06JS*FN*CHG PATIO EYB*R10/32*JG*
R2014:32 INCREASE DRWY*LDS

This instrument prepared by Thomas Napier Gordon, Attorney, Columbia, Tennessee.

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 considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, PAUL SCRIBNER, a single person, have this day bargained and sold, and do by these presents sell, transfer and convey unto EDDIE D. KELLEY and wife, SHIRLEY H. KELLEY, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land lying and being in the Third Civil District of Maury County, Tennessee, more particularly described as follows, to-wit:

> Being Lot No. 11 of Carriage Hills Subdivision, Section I, a plat of which appears of record in Plat Book 5, Page 282 of the Register's Office of Maury County, Tennessee.
>
> For source of title see deeds recorded in Book 631, Page 347 and Book 649, Page 594 of the Register's Office of Maury County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto belonging and pertaining, unto EDDIE D. KELLEY and wife, SHIRLEY H. KELLEY, as tenants by the entirety, their heirs and assigns, in fee simple forever.

I, PAUL SCRIBNER, covenant with the said EDDIE D. KELLEY and wife, SHIRLEY H. KELLEY, that I am lawfully seized and possessed of the above described tract or parcel of land, have a good and lawful right to sell and convey the same, and that said property is unencumbered except for subdivision restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511 of the Register's Office of Maury County, Tennessee, and any building setback lines and utility and drainage easements imposed by the plat of said subdivision; and I do further covenant and bind myself, my heirs and personal representatives, to forever warrant and defend the title to said above described property unto the said EDDIE D. KELLEY and wife, SHIRLEY H. KELLEY, their

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | |

File Security Title

This Instrument Prepared By:

JOE M. LAMBERT, JR.
Second Floor Firstar Bank Building
P.O. Box 306
Shelbyville, TN 37162
(931) 684-9600

New Property Owners:

TIMOTHY LOVE and wife,
JANE LOVE
105 Concord Drive
Columbia, TN 38402

Tax Responsibility:
SAME

This property is identified
on the Tax Assessor's records
as Map 66K, Group A, Parcel 11.00

State of Tennessee, County of MAURY
Received for record the 19 day of
APRIL 2002 at 2:13 PM. (REC# 79202)
Recorded in official records
Book R1613 pages 258- 259

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SUSAN E. COLEMAN,** has this day bargained and sold and does, by these presents, sell, transfer, and convey unto **TIMOTHY LOVE and wife, JANE LOVE,** their heirs and assigns, a certain tract or parcel of land, lying and being in the Ninth (9th) Civil District of Maury County, Tennessee, bounded and described as follows, to-wit:

Being Lot No. 10, Carriage Hills Subdivision, Section I, as shown on plat of record in Plat Book 5, Page 282, Register's Office for Maury County, Tennessee.

Said lot fronts 130 feet on the west side of concord Drive and extends back in a westerly direction between parallel lines, a distance of 170.0 feet to a common line in the rear measuring 130.0 feet.

This conveyance is subject to any and all existing easements and restrictions of record.

Being the same property conveyed to Susan E. Coleman by Warranty Deed of record at Deed Book 1293, Page 648, Register's Office, Maury County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with all improvements thereon, and all appurtenances thereunto belonging, unto the said **TIMOTHY LOVE and wife, JANE LOVE**, their heirs and assigns, forever.

State Tax $ 432.90 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 445.90,
Register of Deeds L. WAYNE WHITE
Deputy Register LENNIS CHESNUT
BK R1613 PG 258

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

105 CONCORD DR
Property Address
Ownership and Mailing Address

LOVE TIMOTHY ETUX
JANE
105 CONCORD DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **0010** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **130X170**

TAX YEAR 2023
MAURY

060	066K	A	011.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066K** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **1 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **11 Common Brick** Attic
Heating Fuel

Year Built	Eff Yr Built	Rooms	Bedrooms
1980	2002	0	0

Full Baths	Half Baths	Add'l Fixtures	Total Fixtures
		6	6

Wood FP Stacks	Openings	Add'l Sty	PreFab	Add'l Sty
1	1			

Info Src	Occ	Rental: Src	Year	Amount	Sched
3	0		0	0	

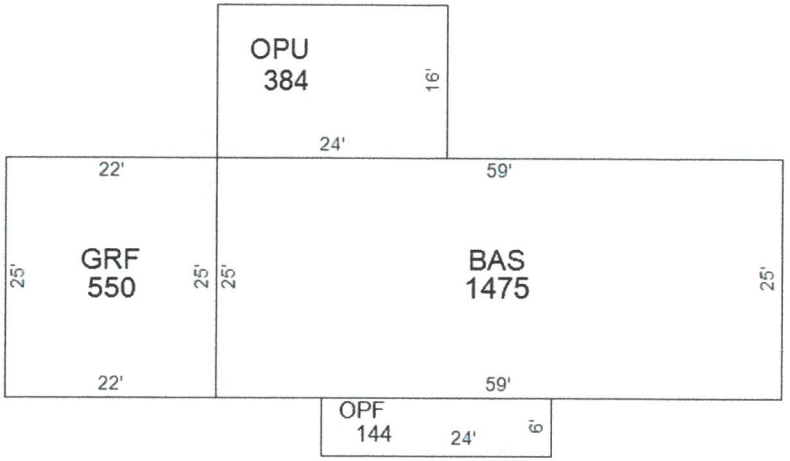
Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **10 Panel-Plast-Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,475	.985	1	1.07	1.21	1,475	2022	20	1.00

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete
RCN	233,380	53,410	286,790	194.43	Dwelling Factor 1
RCNLD	186,700	42,720	229,420	155.54	Dwelling Value 229,420

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	1,475			
	OPF	144	0	42.64	6,140
	GRF	550	0	71.05	39,080
	OPU	384	0	21.33	8,190



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	232,400
TOTAL APPRAISAL	292,400
GREENBELT APR	
ASSESSMENT	73,100
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

	Value
COST	292,400
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	Driveway	1995	1995	1	C	1			3000	UN	3,000	100		1	3,000

Total OBY Value 3,000

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	04

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	U	22	01		130	170	1	60,000.00							100	60,000.00	60,000
					Totals:		1										60,000

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
04/18/2002	R1613	258	117,000	117,000	I	WD	A	LOVE TIMOTHY ETUX
06/06/1996	1293	648	102,000	102,000	I	WD	A	COLEMAN SUSAN E
02/12/1993	1172	881	83,500	83,500	I	WD	A	WALKER J CLIFF ETUX
01/24/1991	1109	960	75,000	75,000	I	WD	A	PECKENPAUGH ROBERT

NOTES

R14:32 INCREASE DRWY*LDS - R18: CHG QLTY PER 32*CB - R22: CHG DRW VAL PER 32*CB
22: CHG OPU PER 51 *CB

PREPARED BY FRANK K. DALE
FILE 805 SOUTH GARDEN STREET
P. O. BOX 1017
COLUMBIA, TN 38402

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between RONALD J. HAMILTON and wife, SHIRLEY J. HAMILTON, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and ROBERT G. MARSHALL and wife, DONNA J. MARSHALL, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot 2, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282 of the Register's Office of Maury County, Tennessee.
>
> Being the same property conveyed to FIRST PARTY by deed recorded in Book 767, Page 389 of said Register's Office.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, building restrictions recorded in Book 647, Page 280, as amended in Book 653, Page 511 and Book 733, Page 432, building setback lines, utility and drainage easements shown on plat of record in Plat Book 5, Page 282 and possible telephone line easement shown in Book 295, Page 292 of said Register's Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

Maury County, State of Tennessee
Received for record the 21 day of Nov 19 89 at 12:15 o'clock P M
Note Book 12 Pg 339 Receipt# 38076 Recording Fee 8.00
State Tax 306.90 Probate Fee 50 Total 315.40
Book Page Witness my hand

BOOK 813 PAGE 276

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

TAX YEAR 2023	060	066K	A	002.00		000
MAURY	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

102 CONCORD DR
Property Address

Ownership and Mailing Address
MARSHALL ROBERT G
ETUX DONNA J
102 CONCORD DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **0002** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **120X175**

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066K** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**8**	Total Fixtures	**8**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

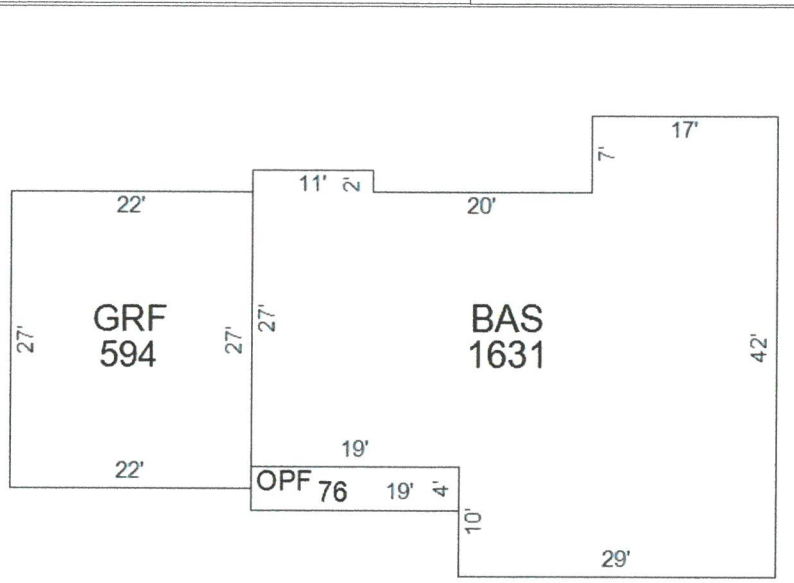
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,631	**1.078**	**1**	**1**	**1.21**	**1,631**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**242,300**	**45,450**	**287,750**	**176.43**	Dwelling Factor	**1**
RCNLD	**193,840**	**36,360**	**230,200**	**141.14**	Dwelling Value	**230,200**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,631**			
	OPF	**76**	**0**	**42.63**	**3,240**
	GRF	**594**	**0**	**71.06**	**42,210**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**237,900**
TOTAL APPRAISAL	**297,900**
GREENBELT APR	
ASSESSMENT	**74,475**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**297,900**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**2006**	**2006**	**200**	**C**	**1**	**10X20**		**20.85**	**AV**	**4,170**	**52**		**1**	**2,170**
DRW	**Driveway**	**1998**	**1998**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
UTB	**Utility Building**	**1998**	**1998**	**192**	**C**	**1**	**12X16**		**25.2604**	**AV**	**4,850**	**52**		**1**	**2,520**

Total OBY Value **7,690**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**120**	**175**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
					Totals:		**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
05/26/1989	**813**	**276**	**93,000**	**93,000**	**I**	**WD**	**A**	**MARSHALL ROBERT G**
01/29/1987	**767**	**389**	**80,500**	**80,500**	**I**	**WD**	**A**	**HAMILTON RONALD J**
10/03/1986	**761**	**369**						**STEARNS THOMAS W.**

NOTES

CHG EYB INCR LAND PRICE*R06FN*CHG AREA CODE*FN*CHG DECK EYB & DRWY PRICE*R10/32*JG*R18: CHG QLTY & EYB PER 32 *CB - R22: CHG HVAC PER 32 *CB

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 9-11-2001
(AFFIX SEAL)

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

MAIL

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory F. Philpott (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP: 66K
109 Concord Drive (ADDRESS)	718 Thompson Lane, Suite 114 (ADDRESS)	GROUP: A
Columbia, Tennessee 38401 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	PARCEL: 009.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jimmy Kent Woody and wife, Anita B. Woody

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory F. Philpott and wife, Tabitha N. Philpott

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Maury COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 12, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, page 282, Register's Office for Maury County, Tennessee.

Being the same property conveyed to JIMMY KENT WOODY and wife, ANITA B. WOODY, as tenants by the entirety, by deed from Francis T. Sparkman and wife, Bettie V. Sparkman of record in Book 715, page 782, Register's Office for Maury County, Tennessee.

Tract II:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being a part of Lot 13 of Carriage Hills Subdivision, Section I as shown by a map of record in Plat Book 5 at page 282 and more particularly described as follows:

Beginning at a point in the southwest corner of Lot 13 a common corner to Lot 12 in the northern margin of Concord Drive; thence north 55 degrees 37 minutes west 182.70 feet to a point in the northwest corner of Lot 13 a common corner

CONTINUED

unimproved ( )
This is improved (X) property, known as 109 Concord Drive, Columbia, Tennessee 38401
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12th day of March 19 99

Jimmy Kent Woody
Jimmy Kent Woody

Anita B. Woody
Anita B. Woody

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

109 CONCORD DR Property Address	Subdivision **CARRIAGE HILLS SEC 1**					**TAX YEAR 2023** **MAURY**	060	066K	A	009.00	000
Ownership and Mailing Address	BK **5**	PG **282**	BLOCK	LOT **0012**	TRACT		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
PHILPOTT GREGORY F ETUX	Alt Subdiv	**LOT P/13**				City **60156 Columbia**	Map **066K**		Updated 10/27/2022		
TABITHA N	BK	PG	BLOCK	LOT **P/13**	TRACT	SSD1	Dist **03**		Printed 03/17/2023		
109 CONCORD DR	Additional Description					SSD2					
COLUMBIA TN 38401	Dimensions **142.91X182.7 IRR**					Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Card: 1 of 1 Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built	**1980**	Eff Yr Built	**2002**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**6**	Total Fixtures	**6**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

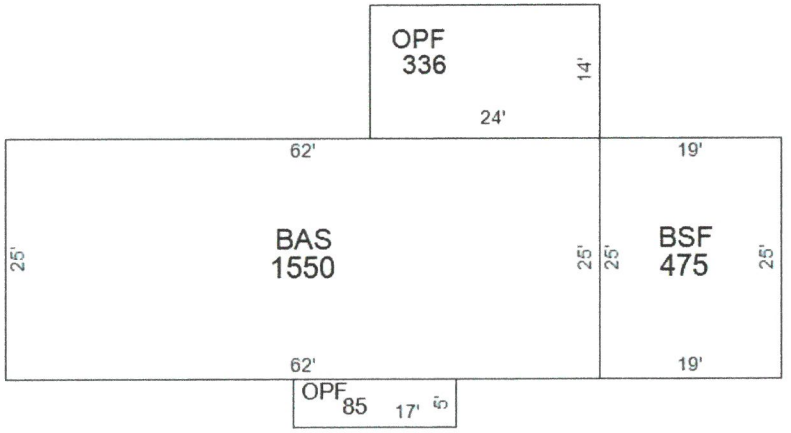
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**10 Panel-Plast-Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**03 Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,550	**1.03**	**1**	**1.07**	**1.21**	**2,025**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**243,840**	**71,960**	**315,800**	**155.95**	Dwelling Factor	**1**
RCNLD	**195,070**	**57,570**	**252,640**	**124.76**	Dwelling Value	**252,640**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,550**			
	BSF	**475**	**100**	**113.71**	**54,010**
	OPF	**85**	**0**	**42.59**	**3,620**
	OPF	**336**	**0**	**42.65**	**14,330**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**274,400**
TOTAL APPRAISAL	**334,400**
GREENBELT APR	
ASSESSMENT	**83,600**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**334,400**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1990**	**1990**	**1**	**C**	**1**			**1000**	**UN**	**1,000**	**100**		**1**	**1,000**
GUD	**Detached Garage Unfi**	**1990**	**2008**	**912**	**C**	**1**	**38 X 24**		**29.9013**	**AV**	**27,270**	**72**		**1**	**19,630**
PTO	**Patio**	**2019**	**2019**	**130**	**C**	**1**	**10 X 13**		**9.6154**	**AV**	**1,250**	**91**		**1**	**1,140**

Total OBY Value **21,770**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**15**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**142**	**182**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
03/12/1999	**R1422**	**817**	**107,000**	**107,000**	**I**	**WD**	**A**	**PHILPOTT GREGORY F ETUX**
10/15/1987	**781**	**105**						**WOODY JIMMY K**
07/16/1984	**715**	**782**						**WOODY JIMMY K**

NOTES

R18: CHG QLTY PER 32 *CB - R22: ADD OPF, DEL CUD PER 32 *CB
22: ADD PTO, DEL WDK PER 51 *CB

Standard Form RE1001 - General Warranty Deed

This Instrument Prepared by: R. W. Hardison, Attorney at Law
710 N. Main Street, P. O. Box 1505, Columbia, TN 38402-1505

Send Tax Bills To:	Owner:
Rudy A. Holzer	same
2395	
Burton, MI 48519	

OATH: I, the undersigned Affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $ 18000.00.

Affiant

Subscribed and sworn before me this 28th day of October, 1988.

Notary Public

Commission Expires: 1-27-91

NOTARY PUBLIC AT LARGE STATE OF TN

D E E D

This indenture is made and entered into this 28th day of October, 1988 between Bobby R. Pilkinton (GRANTOR) and Rudy A. Holzer, and wife, Valerie D. Holzer (GRANTEE).

For and in consideration of ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and conveys unto Grantee, the following described tract or parcel of land:

(See Exhibit A attached hereto and incorporated herein by reference.)

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered except for covenants, conditions and restrictions as set forth in instrument dated June 27, 1979 of record in Book 647 at page 289 and as amended in Book 653 at page 511 and Book 733 at page 432 in the Maury County, Tennessee Register of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-mentioned tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

Maury County, State of Tennessee
Received for record the 10 day of Nov 1988 at 1:45 o'clock P M
Note Book 12 Pg 387 Receipt# 31600 Recording Fee 8.50
State Tax 59.40 Probate Fee .50 Total 67.90
Book ____ Page ____ Witness my hand Janice W. Andrews Register

I hereby certify that I registered the above instrument the 14 day of Nov 1988
Janice W. Andrews Register

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

108 CONCORD DR Property Address	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **0005** TRACT	**TAX YEAR 2023** **MAURY**	060	066K	A	005.00		000
Ownership and Mailing Address	Alt Subdiv		JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
HOLZER RUDY A ETUX **VALERIE D** **108 CONCORD DR** **COLUMBIA TN 38401**	BK PG BLOCK LOT TRACT Additional Description Dimensions **120.65X175 IRR.**	City **60156 Columbia** SSD1 SSD2 Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Map **066K** Dist **03**	Updated 10/27/2022 Printed 03/17/2023 Card: 1 of 1 Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built	**1989**	Eff Yr Built	**2002**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**8**	Total Fixtures	**8**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

Foundation	**02**	**Continuous Footing**	Floor Finish	**11**	**Carpet Combination**
Floor System	**04**	**Wood W/ Sub Floor**	Interior Finish	**07**	**Drywall**
Party Wall	**00**	**None**	Paint/Decor	**04**	**Above Average**
Struct. Frame	**00**	**None**	Bath Tile	**00**	**None**
Roof Framing	**02**	**Gable/Hip**	Electrical	**03**	**Average**
Roof Cov/Deck	**03**	**Composition Shingle**	Shape	**01**	**Rectangular Design**
Cab/Millwork	**04**	**Above Average**			

Quality **2 : Above Average** Condition **Average** Class:

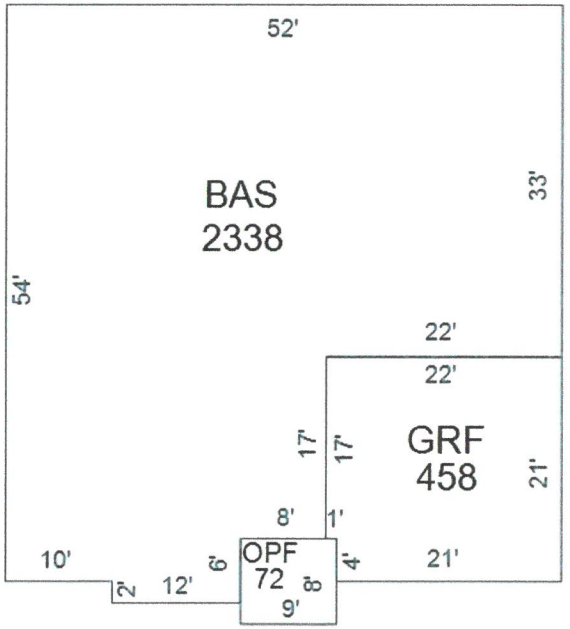
Prorate Date Factor % Comp Cost & Design **0**

Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
2,338	**1.496**	**1**	**1.07**	**1.21**	**2,338**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**355,520**	**35,620**	**391,140**	**167.30**	Dwelling Factor	**1**
RCNLD	**284,420**	**28,500**	**312,920**	**133.84**	Dwelling Value	**312,920**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**2,338**			
	OPF	**72**	**0**	**42.64**	**3,070**
	GRF	**458**	**0**	**71.07**	**32,550**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**317,300**
TOTAL APPRAISAL	**377,300**
GREENBELT APR	
ASSESSMENT	**94,325**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**377,300**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1989**	**1989**	**1**	**C**	**1**			**4000**	**UN**	**4,000**	**100**		**1**	**4,000**
PTO	**Patio**	**1989**	**2002**	**1**	**C**	**1**			**400**	**UN**	**400**	**100**		**1**	**400**

Total OBY Value **4,400**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**120**	**175**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
10/28/1988	**801**	**544**	**18,000**	**18,000**	**V**	**WD**	**A**	**HOLZER RUDY A ETUX**
10/28/1986	**763**	**112**						**PILKINTON BOBBY R**

NOTES

ADD PATIO PER 32*FN06VI*INCR LAND PRICE*R06FN*06:CHG AREA CODER*R06JS
CHG AREA CODE*FN*CHG EYB & DRWY R10/32*JG*CHG EYB*R10/42*FN
R18: CHG QLTY PER 32 *CB - R22: CHG DRW VAL, PTO EYB PER 32 *CB

State of Tennessee, County of MAURY
Received for record the 02 day of
JUNE 2000 at 3:43 PM. (REC# 39841)
Recorded in official records
Book R1487 pages 409- 410
State Tax $ 462.50 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 473.50,
Register of Deeds L. WAYNE WHITE
Deputy Register JUNE RUSHING ANDERSON

File

PREPARED BY:
JAMES T. DUBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Donald L. Joyce and wife, Brenda K. Joyce, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Hector Guzman, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 13, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.
>
> INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT TO BE EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND:
>
> Beginning at a point in the southwest corner of Lot 13, Carriage Hills Subdivision, Section 1, as shown in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee, a common corner to Lot 12 in the northern margin of Concord Drive; thence North 55 degrees 37 minutes West 182.70 feet to a point the northwest corner of Lot 13 a common corner to Lot 12; thence North 52 degrees 42 minutes East 14 feet to a point; thence in a straight line to the point of beginning.
>
> Being the same property conveyed to FIRST PARTY by deed of record in Book 813, Page 700, Register's Office of Maury County, Tennessee.
>
> Map 66K, Group A, Parcel 8.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

111 CONCORD DR Property Address	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **0013** TRACT	**TAX YEAR 2023** **MAURY**	060 JUR	066K CONTROL MAP	A GROUP	008.00 PARCEL	PI	000 S/I
Ownership and Mailing Address **GUZMAN HECTOR** **111 CONCORD DR** **COLUMBIA TN 38401**	Alt Subdiv BK PG BLOCK LOT TRACT	City **60156 Columbia** SSD1 SSD2	Map **066K** Dist **03**	Updated 10/27/2022 Printed 03/17/2023				
	Additional Description Dimensions **126.28X182.70 IRR**	Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Card: 1 of 1 Page: 1 of 1					

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**8**	Total Fixtures	**8**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

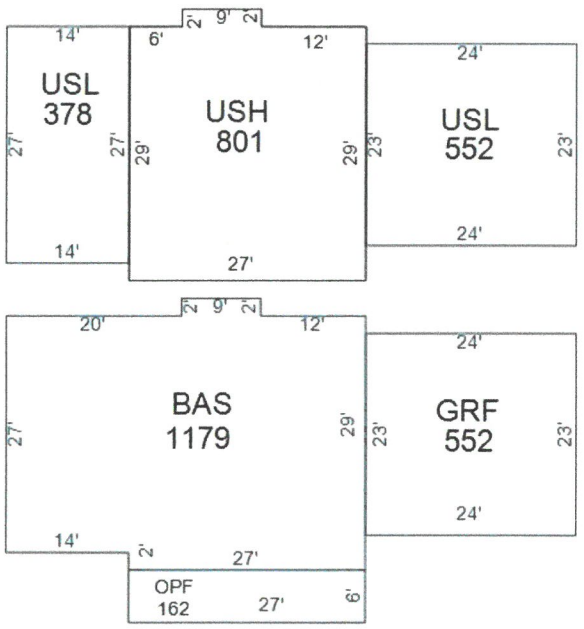
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,179	**.806**	**1**	**1**	**1.21**	**1,939**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**183,150**	**142,720**	**325,870**	**168.06**	Dwelling Factor	**1**
RCNLD	**146,520**	**114,180**	**260,700**	**134.45**	Dwelling Value	**260,700**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,179**			
	OPF	**162**	**0**	**42.65**	**6,910**
	GRF	**552**	**0**	**71.07**	**39,230**
	USL	**552**	**30**	**42.64**	**23,540**
	USL	**378**	**30**	**42.65**	**16,120**
	USH	**801**	**60**	**71.06**	**56,920**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**263,600**
TOTAL APPRAISAL	**323,600**
GREENBELT APR	
ASSESSMENT	**80,900**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**323,600**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1987**	**2000**	**120**	**C**	**1**	**10X12**		**20.8333**	**AV**	**2,500**	**34**		**1**	**850**
DRW	**Driveway**	**1987**	**1987**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**

Total OBY Value **2,850**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**126**	**182**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/02/2000	**R1487**	**409**	**125,000**	**125,000**	**I**	**WD**	**A**	**GUZMAN HECTOR**
06/12/1989	**813**	**700**	**110,000**	**110,000**	**I**	**WD**	**A**	**JOYCE DONALD L**
08/21/1987	**777**	**229**	**80,250**	**80,250**	**I**	**WD**	**A**	**MARECLE MILTON H ETUX**
10/09/1986	**761**	**472**						**COHENOUR JULIAN S JR**

NOTES

INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN
R2014:32 CHG EFF AGE*LDS - R18: CHG QLTY PER 32 *CB
R22: CHG HVAC, WDK EYB PER 32 *CB

WARRANTY DEED

BK/PG:R2846/1034-1036
22010739

3 PGS : WARRANTY DEED	
BECKY BUCHANAN 279629 - 22010739	
05/27/2022 - 02:19 PM	
VALUE	429200.00
MORTGAGE TAX	0.00
TRANSFER TAX	1588.04
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1606.04

STATE of TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2022.

Bethany D Scott
Notary Public

MY COMMISSION EXPIRES: 3-28-26
(AFFIX SEAL)

BETHANY D SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 28, 2026

THIS INSTRUMENT WAS PREPARED BY
Kathryn Cassidy, Ark Title Group, LLC, 1612 Westgate Circle, Suite 115, Brentwood, TN 37027

File No.: TN-22-06967

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zachary Colburn and Lindsay Colburn, husband and wife	Zachary Colburn and Lindsay Colburn, husband and wife	
(NAME) 100 Concord Drive	(NAME) 100 Concord Drive	066K-A-001.00
(ADDRESS) Columbia, TN 38401	(ADDRESS) Columbia, TN 38401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Nine Thousand Two Hundred And No/100 Dollars ($429,200.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EDGEMONT PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DBA EDGEMONT HOLDINGS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY COLBURN AND LINDSAY COLBURN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MAURY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Maury County, Tennessee, being Lot No. 1 on the Plan of Carriage Hills Subdivision, Section 1 of record in Plat Book 5, Page 282, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edgemont Properties LLC, a Tennessee Limited Liability Company, DBA Edgemont Holdings by Warranty deed from Justin Whitwell and Brittany Whitwell, a Married Couple of record in Book R2647, page 1063, Register's Office for Maury County, Tennessee, dated June 25, 2020 and recorded on July 14, 2020.

Being the same property conveyed to Justin Whitwell, a single man by Warranty deed from Heirs at Law of Wallace F. Wissen, Deceased, Kimberly Rolfson, and Heidi Lablue, by and Through Its Duly Appointed Attorney-in-fact, Kimberly Rolfson of record in Book R2432, page 879, Register's Office for Maury County, Tennessee, dated May 01, 2017 and recorded on May 15, 2017.

unimproved ☐
This is improved ☒ property, known as 100 Concord Drive, Columbia, TN 38401
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

100 CONCORD DR
Property Address

Ownership and Mailing Address
COLBURN ZACHARY ETUX LINDSAY COLBURN
100 CONCORD DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **1** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **153.98X170.64 IRR.**

TAX YEAR 2023
MAURY

060	066K	A	001.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066K** Updated 07/06/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **2 Story Frame** Heating/Air **7 Heat And Cooling Split**
Exterior Wall **04 Siding Average** Attic
Heating Fuel

Year Built	Eff Yr Built	Rooms	Bedrooms
1987	**2006**	**0**	**0**

Full Baths	Half Baths	Add'l Fixtures	Total Fixtures
		8	**8**

Wood FP Stacks	Openings	Add'l Sty	PreFab	Add'l Sty
1	**1**			

Info Src	Occ	Rental: Src	Year	Amount	Sched
3	**0**		**0**	**0**	

Foundation **02 Continuous Footing** Floor Finish **12 Carpet**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

Quality **2 : Above Average** Condition **Average** Class:

Prorate	Date	Factor	% Comp	Cost & Design
				0

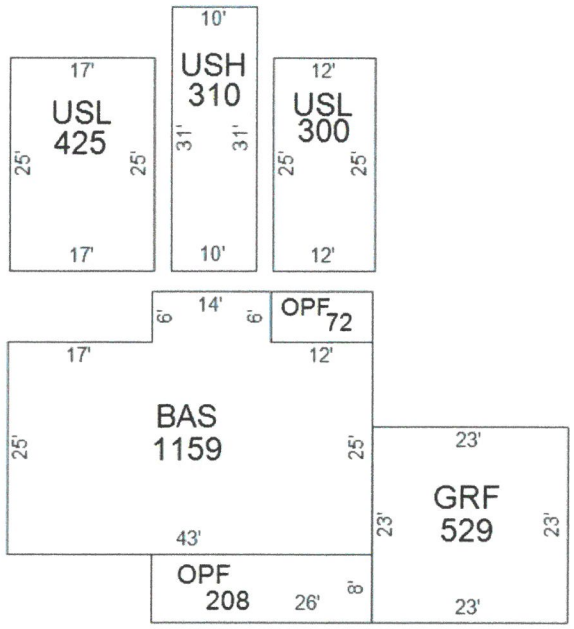
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,159	**.794**	**1**	**1**	**1.21**	**1,563**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt
RCN	**184,140**	**102,470**	**286,610**	**183.37**
RCNLD	**147,310**	**81,980**	**229,290**	**146.70**

% Complete
Dwelling Factor **1**
Dwelling Value **229,290**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,159**			
	OPF	**208**	**0**	**42.64**	**8,870**
	OPF	**72**	**0**	**42.64**	**3,070**
	GRF	**529**	**0**	**71.06**	**37,590**
	USH	**310**	**60**	**71.06**	**22,030**
	USL	**300**	**30**	**42.63**	**12,790**
	USL	**425**	**30**	**42.64**	**18,120**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**242,200**
TOTAL APPRAISAL	**302,200**
GREENBELT APR	
ASSESSMENT	**75,550**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**302,200**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **01 Public / Public**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1987**	**1987**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
WDK	**Wood Deck**	**1987**	**1987**	**264**	**C**	**1**	**11X24**		**18.447**	**AV**	**4,870**	**10**		**1**	**490**
GUD	**Detached Garage Unfi**	**1996**	**1996**	**576**	**C**	**1**	**24X24**		**34.0625**	**AV**	**19,620**	**48**		**1**	**9,420**

Total OBY Value **12,910**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**153**	**170**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
					Totals:		**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
05/27/2022	**R2846**	**1034**	**429,200**	**429,200**	**I**	**WD**	**A**	**COLBURN ZACHARY ETUX LINDSAY CO**
06/25/2020	**R2647**	**1063**	**230,000**	**230,000**	**I**	**WD**	**A**	**EDGEMONT PROPERTIES LLC**
05/01/2017	**R2432**	**879**	**171,500**	**171,500**	**I**	**WD**	**A**	**WHITWELL JUSTIN**
04/26/2017	**R2432**	**877**				**HR**		**ROLFSON KIMBERLY & HEIDI LABLUE**

NOTES

INCR LAND PRICE*R06FN*CHG AREA CODE*R06JS*CHG AREA CODE FN*R2014:32 CHG EFF AGE INCREASE DRWY*LDS 15:32 CHG EYB*LDS

Return to: DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

BK/PG: R2586/393-394
19015212

2 PGS:AL-WARRANTY DEED	
SUSIE BATCH: 219199	10/03/2019 - 08:30 AM
VALUE	349900.00
MORTGAGE TAX	0.00
TRANSFER TAX	1294.63
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1307.63

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF ~~Maury~~ Williamson (EM)

The actual consideration or value, whichever is greater, for this transfer is $349,900.00

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2019.

E. Mannix
Notary Public

My commission expires: 1-3-23

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Adam York **Kathryn York**	New Owner	**066K-A-004.00**
106 Concord Drive		
Columbia, TN 38401		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Preston Dalton and wife, Asiah Dalton, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam York and Kathryn York, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Maury COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 4 on the Plan of Carriage Hills Subdivision, Section 1 of record in Plat Book 5, Page 282, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Preston Dalton and wife, Asiah Dalton, as tenants by the entirety by Warranty deed from First Farmers and Merchants Bank, Conservators for Kurt Brydon Peterson, a 1/2 undivided interest and Bonita J. Peterson, a 1/2 undivided interest of record in Book R2544, page 1141, Register's Office for Maury County, Tennessee, dated March 05, 2019 and recorded on March 07, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 647, page 280, Book 653, page 511, Book 733, page 432, said Register's Office.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

106 CONCORD DR
Property Address

Ownership and Mailing Address
YORK ADAM ETUX KATHRYN
106 CONCORD DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **4** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **130X175**

TAX YEAR 2023
MAURY

060	066K	A	004.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066K** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**8**	Total Fixtures	**8**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

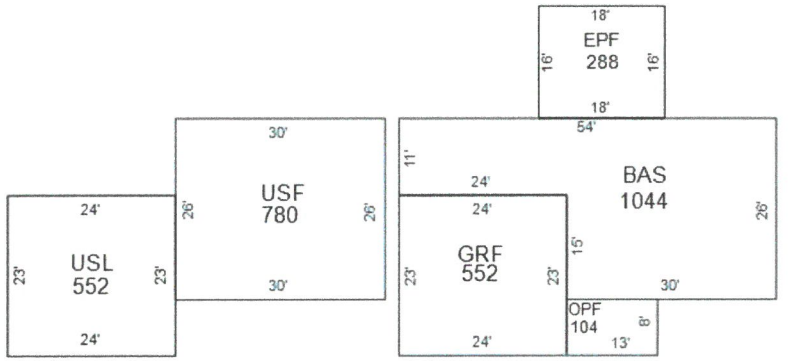
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**03 U-Shaped**
Cab/Millwork	**04 Above Average**		

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,044	**.723**	**1**	**1**	**1.21**	**1,990**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**168,380**	**199,730**	**368,110**	**184.98**	Dwelling Factor	**1**
RCNLD	**134,700**	**159,770**	**294,470**	**147.97**	Dwelling Value	**294,470**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,044**			
	USF	**780**	**100**	**127.92**	**99,780**
	OPF	**104**	**0**	**42.60**	**4,430**
	GRF	**552**	**0**	**71.07**	**39,230**
	EPF	**288**	**0**	**113.72**	**32,750**
	USL	**552**	**30**	**42.64**	**23,540**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**298,100**
TOTAL APPRAISAL	**358,100**
GREENBELT APR	
ASSESSMENT	**89,525**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**358,100**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer
01 Public / Public
Electricity
01 Public
Gas
00 None
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
PTO	**Patio**	**1995**	**1995**	**288**	**B**	**1**	**18X16**		**10.8681**	**GD**	**3,130**	**19**		**1**	**600**
DRW	**Driveway**	**1995**	**1995**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**

Total OBY Value **3,600**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**130**	**175**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
10/02/2019	**R2585**	**393**	**349,900**	**349,900**	**I**	**WD**	**A**	**YORK ADAM ETUX KATHRYN**
03/05/2019	**R2544**	**1141**	**236,800**	**236,800**	**I**	**WD**	**J**	**DALTON PRESTON ETUX ASIAH**
09/24/2018	**R2519**	**529**				**CO**		**FIRST FARMERS/MERCHANTS BANK CO**
08/05/2005	**R1872**	**942**	**169,900**	**169,900**	**I**	**WD**	**A**	**PETERSON KURT B ETUX**

NOTES

06:DELETE PATIO & ADD OPF PER 32*FN06VI 1841-284 QC*CHG EYB* FN06VI*CHG EYB INCR LAND PRICE*R06FN*06:CHG AREA CO*FN CHG EYB, PATIO, & DRWY R10/32*JG*CHG EYB*R10/42*FN R18: CHG QLTY PER 32 *CB - R2519-529 ORDER TO CONVEY TO CONSERVATOR & SELL PROPERTY*JG - 20: CHG OPF/EPF PER 50 *CB

MORTGA[illegible] SOVRAN MORTGAGE CORPORA[illegible]

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Susan C. Stephenson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF April 19 89

Notary Public

MY COMMISSION EXPIRES: 4/11/92

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY Brenda Franks Hale

HALE & HALE ATTORNEYS, 312 First Tennessee Bank Building, Franklin, Tennessee 37064

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Stephenson (NAME)	Sovran Mortgage Corporation (NAME)	MAP 66K
110 Concord Drive (STREET ADDRESS OR ROUTE NUMBER)	1512 Willowlawn Drive (STREET ADDRESS)	GROUP A
Columbia, Tennessee 38401 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23230 (CITY) (STATE) (ZIP)	PARCEL 6

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kenneth D. Thomas and wife, Helen L. Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert F. Stephenson and wife, Susan C. Stephenson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Maury COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A parcel of land lying and being in the Third Civil District of Maury County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 6 of Carriage Hills Subdivision, Section I, a plat of which appears of record in Plat Book 5, page 282, Register's Office for Maury County, Tennessee.

Being the same property conveyed to Kenneth D. Thomas and wife, Helen L. Thomas by deed from Flanigan Builders, Inc. of record in Book 769, page 304, Register's Office for Maury County, Tennessee.

This conveyance is subject to the plan of Carriage Hills Subdivision, Section I, of record in Plat Book 5, page 282, Register's Office for Maury County, Tennessee; and further to restrictions of record in Book 647, page 280, Book 653, page 511, and Book 733, page 432, said Register's Office.

Maury County, State of Tennessee
Received for record the 1 day of May 1989 at 11:35 o'clock A M
Note Book 14 Pg 427 Receipt# 37031 Recording Fee 8.00
State Tax 369.60 Probate Fee .50 Total 378.10
Book [illegible] Page [illegible] Witness my hand Pamela Andrews
Register

This is improved (XX) unimproved ( ) property, known as 110 Concord Drive, Columbia, Tennessee 38401
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 28th day of April, 19 89

Kenneth D. Thomas

Helen L. Thomas

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

110 CONCORD DR Property Address	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **0006** TRACT	**TAX YEAR 2023** **MAURY**	060 JUR	066K CONTROL MAP	A GROUP	006.00 PARCEL	PI	000 S/I
Ownership and Mailing Address **STEPHENSON ROBERT F** **ETUX SUSAN C** **110 CONCORD DR** **COLUMBIA TN 38401**	Alt Subdiv BK PG BLOCK LOT TRACT Additional Description Dimensions **128.91X171.90 IRR.**	City **60156 Columbia** SSD1 SSD2 Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Map **066K** Dist **03**	Updated 10/27/2022 Printed 03/17/2023 Card: 1 of 1 Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**12 Brick/Wood**	Attic	**4 Full-Fin**
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**12**	Total Fixtures	**12**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**	Amount **0**		Sched

Foundation	**02**	**Continuous Footing**	Floor Finish	**11**	**Carpet Combination**
Floor System	**04**	**Wood W/ Sub Floor**	Interior Finish	**07**	**Drywall**
Party Wall	**00**	**None**	Paint/Decor	**04**	**Above Average**
Struct. Frame	**00**	**None**	Bath Tile	**00**	**None**
Roof Framing	**02**	**Gable/Hip**	Electrical	**04**	**Above Average**
Roof Cov/Deck	**03**	**Composition Shingle**	Shape	**01**	**Rectangular Design**
Cab/Millwork	**04**	**Above Average**			

Quality **2 : Above Average** Condition **Average** Class:

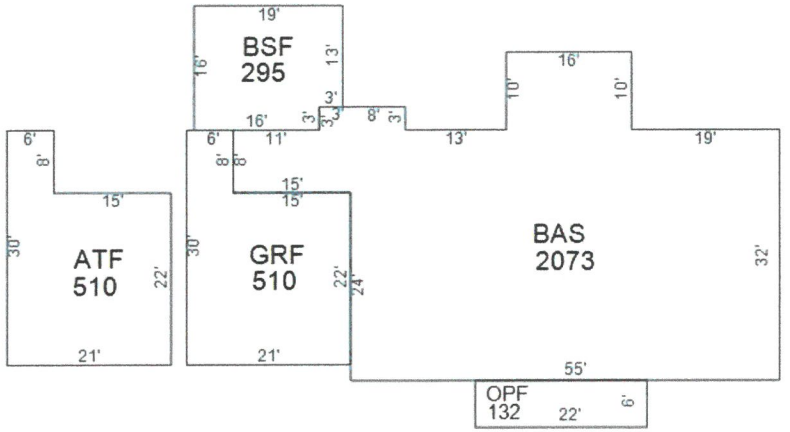
Prorate Date Factor % Comp Cost & Design **0**

Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
2,073	**1.34**	**1**	**1.021**	**1.21**	**2,368**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**311,970**	**89,910**	**401,880**	**169.71**	Dwelling Factor	**1**
RCNLD	**249,580**	**71,920**	**321,500**	**135.77**	Dwelling Value	**321,500**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**2,073**			
	BSF	**295**	**100**	**113.69**	**33,540**
	OPF	**132**	**0**	**42.65**	**5,630**
	GRF	**510**	**0**	**71.06**	**36,240**
	ATF	**510**	**0**	**28.43**	**14,500**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**352,500**
TOTAL APPRAISAL	**412,500**
GREENBELT APR	
ASSESSMENT	**103,125**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**412,500**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **01 Public / Public**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1996**	**1996**	**1**	**C**	**1**			**4000**	**UN**	**4,000**	**100**		**1**	**4,000**
WDK	**Wood Deck**	**2012**	**2012**	**420**	**C**	**1**	**21 X 20**		**15.0952**	**AV**	**6,340**	**70**		**1**	**4,440**
GFD	**Detached Garage Fini**	**1996**	**2002**	**1,008**	**C**	**1**	**24 X 42**		**37.371**	**AV**	**37,670**	**60**		**1**	**22,600**

Total OBY Value **31,040**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**128**	**171**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
04/28/1989	**811**	**351**	**112,000**	**112,000**	**I**	**WD**	**A**	**STEPHENSON ROBERT F**
03/10/1987	**769**	**304**	**95,500**	**95,500**	**I**	**WD**	**A**	**THOMAS KENNETH D**
10/16/1986	**761**	**573**						**FLANIGAN BUILDERS**

NOTES

CHG EYB INCR LAND PRICE*R06FN*AREA CODE R06BV*06:ELECT TO 04 QUAL TO 01*R06FN
CHG AREA CODE*FN -R18: CHG QLTY PER 32 *CB -R22: CHG DRW VAL, REP WDK PER 32 *CB

Ret- Alpha & Omega

This instrument prepared by Daniel L. Murphy, Attorney at Law, 207 W. 8th St., Columbia, Tennessee.

GENERAL WARRANTY DEED

This indenture is made and entered into this the 28th day of May, 2004 between **Ralph H. Warner and wife, Betty L. Warner** (hereinafter referred to as "GRANTOR") and **Harvey P. Nicholson and wife, Carolyn D. Nicholson** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as follows:

Lot 8 of the Carriage Hills Subdivision, Section 1 as shown by a map of record in Plat Book 5 at page 282 in the Maury County, Tennessee Register of Deeds office.

Being the same property conveyed to Ralph H. Warner and wife, Betty L. Warner by instrument dated May 18, 2001 of record in Book R1540 at page 784 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel #66K-A-66K-13.00

Note: The legal description set forth above is the same property as contained in Grantor's previous deed of record and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interest, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and rights-of-way as shown by map of record in Plat Book 5, Page 282; covenants, conditions and restrictions as set forth in instrument of record in Book 647, Page 280 and amended in Book 653 at page 511 and Book 733 at page 432; an easement for the purpose of telephone line, in favor of A T & T, of record in Book 295, Page 292 and by an easement for the purpose of electric transmission line, in favor of U S of America, of record in Book 661, Page 46 in the Maury County, Tennessee Register of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Ralph H. Warner

Ralph H. Warner

Betty L. Warner

Betty L. Warner

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

101 CONCORD DR Property Address Ownership and Mailing Address **NICHOLSON HARVEY P ETUX** **CAROLYN D** **101 CONCORD DR** **COLUMBIA TN 38401**	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **0008** TRACT Alt Subdiv BK PG BLOCK LOT TRACT Additional Description Dimensions **141.73X170 IRR.**	**TAX YEAR 2023** **MAURY**	060 JUR	066K CONTROL MAP	A GROUP	013.00 PARCEL	000 PI S/I	City **60156 Columbia** SSD1 SSD2	Map **066K** Dist **03**	Updated 10/27/2022 Printed 03/17/2023	Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Card: 1 of 1 Page: 1 of 1
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DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1993**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**9**	Total Fixtures	**9**
Wood FP Stacks		Openings		Add'l Sty		PreFab	Add'l Sty
Info Src **0**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

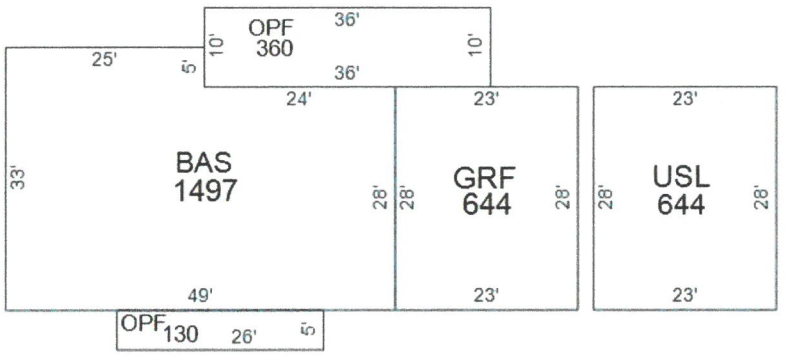
Foundation	**02**	**Continuous Footing**	Floor Finish	**11**	**Carpet Combination**
Floor System	**04**	**Wood W/ Sub Floor**	Interior Finish	**07**	**Drywall**
Party Wall	**00**	**None**	Paint/Decor	**04**	**Above Average**
Struct. Frame	**00**	**None**	Bath Tile	**00**	**None**
Roof Framing	**02**	**Gable/Hip**	Electrical	**04**	**Above Average**
Roof Cov/Deck	**03**	**Composition Shingle**	Shape	**02**	**L-Shaped**
Cab/Millwork	**04**	**Above Average**			

Quality	**2 : Above Average**	Condition	**Average**	Class:			
Prorate	Date	Factor	% Comp	Cost & Design **0**			
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**			

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,497	.998	1	1	1.21	1,690	2022	16	1.00

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	222,110	94,110	316,220	187.11	Dwelling Factor	1
RCNLD	177,690	75,290	252,980	149.69	Dwelling Value	252,980

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	1,497			
	OPF	130	0	42.62	5,540
	OPF	360	0	42.64	15,350
	GRF	644	0	71.06	45,760
	USL	644	30	42.64	27,460



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	263,100
TOTAL APPRAISAL	323,100
GREENBELT APR	
ASSESSMENT	80,775
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

	Value
COST	323,100
INCOME	
MARKET	

PARCEL DATA

NBHD	C64
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1993**	**1993**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**
GUD	**Detached Garage Unfi**	**1995**	**1995**	**480**	**C**	**1**	**20X24**		**36.6667**	**AV**	**17,600**	**46**		**1**	**8,100**

Total OBY Value 10,100

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**141**	**170**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
					Totals:		**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
05/28/2004	**R1801**	**273**	**145,000**	**145,000**	**I**	**WD**	**A**	**NICHOLSON HARVEY P ETUX**
05/18/2001	**R1540**	**784**	**137,500**	**137,500**	**I**	**WD**	**A**	**WARNER RALPH H ETUX**
12/15/1999	**R1463**	**855**	**134,500**	**134,500**	**I**	**WD**	**A**	**PARSONS DAVID I ETUX**
02/15/1995	**1245**	**379**	**111,550**	**111,550**	**I**	**WD**	**A**	**CHEEK WILLIAM L SR**

NOTES

QUAL TO 01 DELETE WD DECK INCR LAND PRICE & ADD OPF*R06FN
AREA CODE R06BV*CHG AREA CODE*FN*CHG EYB & DRWY R10/32*JG*
CHG EYB*R10/42*FN
R18: CHG QLTY PER 32 *CB

File:

This instrument prepared by: Marshall Title & Escrow 104 West 6th Street PO Box 8150 Columbia, Tennessee 38402	Name and Address of New Property Owner: Margaret H. Tinsley 112 Lenox Drive Columbia, TN 38401 Person or Agency Responsible for Taxes: Same Map 066K-A-035.00

WARRANTY DEED

THIS INDENTURE, made and entered into on this 15th day of June, 2007, by and between the Grantors, **Mackey Cutler and wife, Brenda Cutler** and the Grantee, **Margaret H. Tinsley, unmarried...**

That for and in consideration of **One Hundred Sixty Five Thousand and no/100 ($165,000.00)** and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantors have conveyed the described property unto Grantee:

BK/PG:R1990/563-564
07010209
2 PGS : AL - WARRANTY DEED
30318 BATCH: 67536
06/19/2007 - 10:06 AM
VALUE 165000.00
MORTGAGE TAX 0.00
TRANSFER TAX 610.50
RECORDING FEE 10.00
DP FEE 2.00
REGISTER'S FEE 1.00
TOTAL AMOUNT 623.50
STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Land in Maury County, Tennessee, being Lot 20, SECTION 1, CARRIAGE HILLS Subdivision, as shown on plat of record in Plat Book 5, Page 282, in the Register's Office, Maury County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from James W. Wilson and Linda M. Wilson to Mackey Cutler and Brenda Cutler as recorded on the 3rd day of May, 2006 in Book R1916, Page 611 and General Warranty Deed from Daniel L. Kendall and wife Lisa R. Kendall to James W. Wilson and wife, Linda M. Wilson as recorded on the 19th day of July, 1999 in Book R1442, Page 236, in the Register's Office of Maury County, Tennessee.

TO HAVE AND TO HOLD said property to Grantee and, her heirs and assigns, together with all rights, titles, easements, hereditaments, and appurtenances forever in fee simple.

The Grantors does hereby covenant with the Grantee that they are lawfully seized in fee of said property; that they have a good right to sell and convey the same; that the same is unencumbered except

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

112 LENOX DR	Subdivision **CARRIAGE HILLS SEC 1**				**TAX YEAR 2023**	060	066K	A	035.00		000
Property Address	BK **5**	PG **282**	BLOCK	LOT **0020**	TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv					City **60156 Columbia**		Map **066F**		Updated 10/27/2022		
TINSLEY MARGARET H	BK	PG	BLOCK	LOT	TRACT	SSD1		Dist **03**		Printed 03/17/2023		
112 LENOX DR	Additional Description					SSD2						
COLUMBIA TN 38401	Dimensions **137.50X165 IRR**					Total Land Units **1**				Card: 1 of 1		
						Deed Acres **0**						
						Calculated Acres **0**				Page: 1 of 1		

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built **1988**	Eff Yr Built **2006**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **9**	Total Fixtures **9**				
Wood FP Stacks **1**	Openings **1**	Add'l Sty	PreFab	Add'l Sty			
Info Src **3**	Occ **1**	Rental: Src	Year **0**	Amount **0**	Sched		

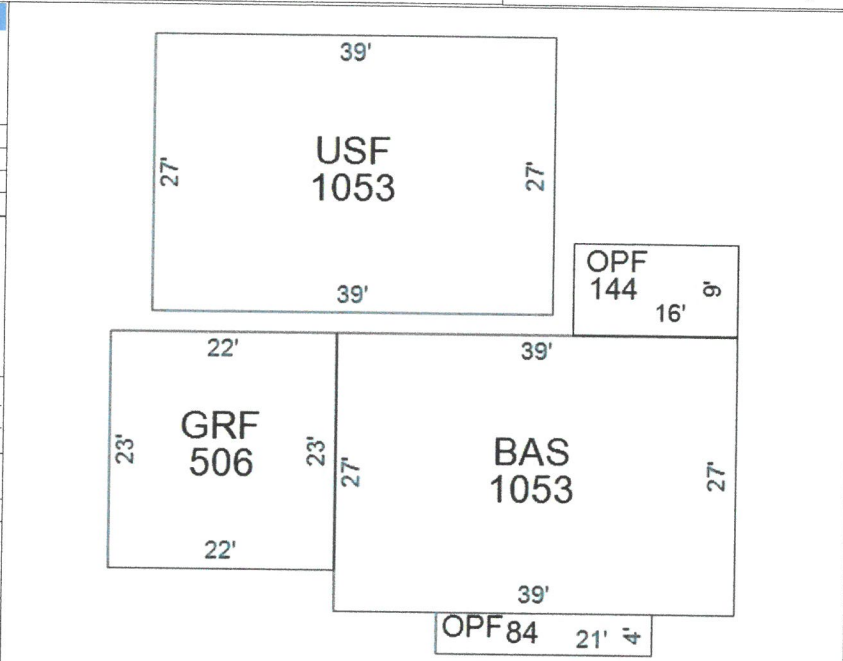
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,053	**.729**	**1**	**1**	**1.21**	**2,106**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**168,110**	**180,380**	**348,490**	**165.47**	Dwelling Factor	**1**
RCNLD	**134,490**	**144,300**	**278,790**	**132.38**	Dwelling Value	**278,790**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,053**			
	USF	**1,053**	**100**	**127.92**	**134,700**
	OPF	**84**	**0**	**42.62**	**3,580**
	GRF	**506**	**0**	**71.07**	**35,960**
	OPF	**144**	**0**	**42.64**	**6,140**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**282,900**
TOTAL APPRAISAL	**342,900**
GREENBELT APR	
ASSESSMENT	**85,725**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**342,900**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**2006**	**2006**	**192**	**C**	**1**	**12X16**		**20.8333**	**AV**	**4,000**	**52**		**1**	**2,080**
DRW	**Driveway**	**1988**	**1988**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**

Total OBY Value **4,080**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**137**	**165**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/15/2007	**R1990**	**563**	**165,000**	**165,000**	**I**	**WD**	**A**	**TINSLEY MARGARET H**
05/02/2006	**R1916**	**611**						**CUTLER MACKEY &**
07/12/1999	**R1442**	**236**	**135,000**	**135,000**	**I**	**WD**	**A**	**WILSON JAMES W ETUX**
09/08/1998	**R1417**	**341**						**KENDALL DANIEL L ETUX**

NOTES

R2014:32 CHG QUALITY*LDS*15:32 ADD OPF/CHG QUA*LDS - R22: CHG DRW VAL PER 32 *CB
R22: CHG QLTY PER 51 *CB

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 23rd day of February, 2022.

NOTARY PUBLIC

STACY NEISLER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires: 05/22/2023

File.

This Instrument Was Prepared By:
Stacy S. Neisler / The Law Office of Stacy S. Neisler PLLC
2011 Wall Street Spring Hill TN 37174 / (615) 302-3300

New Owner Address: Melissa Sorrento as Trustee of the Sorrento Family Trust dated February 23, 2022
100 Lenox Drive
Columbia, Tennessee 38401

Send Tax Bills To: Melissa Sorrento as Trustee of the Sorrento Family Trust dated February 23, 2022
100 Lenox Drive
Columbia, Tennessee 38401

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, **MELISSA D. SORRENTO, an unmarried person, the Grantor,** does hereby convey, remise, release and forever quitclaim unto **MELISSA SORRENTO AS TRUSTEE OF THE SORRENTO FAMILY TRUST DATED FEBRUARY 23, 2022, the Grantee,** her successors and assigns, all of her right, title and interest in and to a certain tract of land in Maury County, Tennessee described as follows:

Land in Maury County, Tennessee, being Lot No. 14, on the Plan of Carriage Hills, Section 1, of record in Plat Book 5, Page 282, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property and legal description conveyed to Melissa D. Sorrento by Warranty Deed dated September 22, 2015, of record in Book R2339, Pages 1188-1189 in the Register's Office for Maury County, Tennessee.

Map 066F, Control Map 066K, Group A, Parcel 029.00

This property is improved property known as **100 Lenox Drive, Columbia, Tennessee 38401**.

The legal description herein was taken from the prior deed of record.

All information contained herein was provided to the preparer of this instrument by Grantor. A title examination was not performed or requested by either party.

Said property is conveyed subject to such limitations, taxes, rights of way, by-laws, restrictions and encumbrances as may affect the premises.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

TAX YEAR 2023	060	066K	A	029.00		000
MAURY	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

100 LENOX DR
Property Address

Ownership and Mailing Address
SORRENTO FAMILY TRUST
MELISSA SORRENTO TRUSTEE
100 LENOX DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **14** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **152.32X172.53 IRR.**

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 03/29/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1986**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**8**	Total Fixtures	**8**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**	Amount **0**		Sched

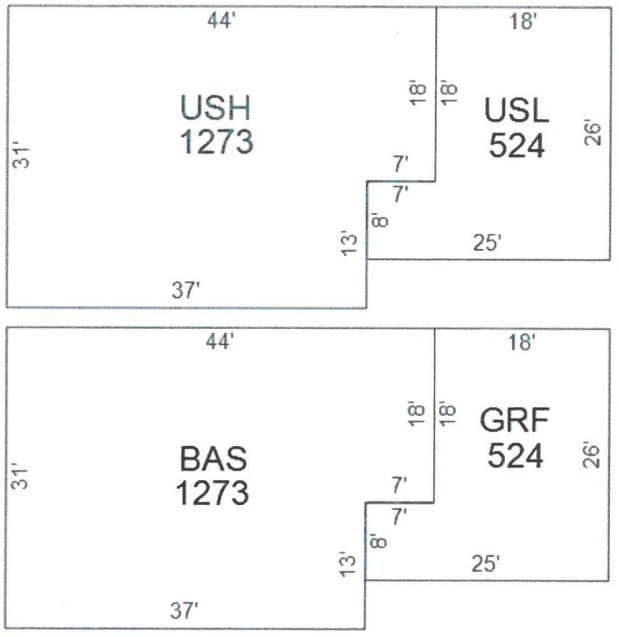
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,273	**.863**	**1**	**1**	**1.21**	**2,194**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**199,450**	**150,040**	**349,490**	**159.29**	Dwelling Factor	**1**
RCNLD	**159,560**	**120,030**	**279,590**	**127.43**	Dwelling Value	**279,590**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,273**			
	GRF	**524**	**0**	**71.07**	**37,240**
	USH	**1,273**	**60**	**71.06**	**90,460**
	USL	**524**	**30**	**42.63**	**22,340**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**284,100**
TOTAL APPRAISAL	**344,100**
GREENBELT APR	
ASSESSMENT	**86,025**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**344,100**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**2006**	**2006**	**204**	**C**	**1**	**12X17**		**20.6373**	**AV**	**4,210**	**52**		**1**	**2,190**
STP	**Stoop**	**1990**	**1990**	**28**	**C**	**1**	**4X7**		**21.0714**	**AV**	**590**	**60**		**1**	**350**
DRW	**Driveway**	**1990**	**1990**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**

Total OBY Value **4,540**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**152**	**172**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
02/23/2022	**R2819**	**986**				**QC**		**SORRENTO FAMILY TRUST**
09/22/2015	**R2339**	**1188**	**186,500**	**186,500**	**I**	**WD**	**A**	**SORRENTO MELISSA D**
10/31/1990	**849**	**121**	**87,500**	**87,500**	**I**	**WD**	**G**	**PHILPOT JOHN A**
12/09/1987	**783**	**527**	**91,500**	**91,500**	**I**	**WD**	**A**	**WILSON DONALD KEVIN**

NOTES

CHG EYB INCR LAND PRICE*R06FN*AREA CODE R06BV *CHG AREA CODE*FN
CHG DECK EYB*R10/32*JG* R18: CHG QLTY PER 32 *CB - R22: PP-UTB PER 51 *CB

PREPARED BY
JAMES T. DuBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Golden Brothers, a partnership consisting of Taylor R. Golden and Terry W. Golden, by and through his Attorney in Fact, Taylor R. Golden, whose Power of Attorney is of record in Book 1206, Page 160, Register's Office of Maury County, Tennessee, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Donald E. Feyers and wife, Linda Feyers, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 57, Carriage Hills Subdivision, Section 3, Phase I, as shown on plat of record in Plat Book 9, Page 139, Register's Office of Maury County, Tennessee.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Book 1209, Page 741, Register's Office for Maury County, Tennessee.
>
> Map 66F, Group 13, Parcel 1.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 1180, Page 595, Register's Office of Maury County, Tennessee; and applicable

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 22 of JUNE 1994 at 3:56 o'clock P M
Note Book 16 Page 217 Receipt # 40819 Recording Fee 12.00
State Tax 299.33 Probate Fee 1.00 Total 312.33
Book 1225 Page 082, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS
L. Wayne White

BOOK 1225 PAGE 082

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

122 LENOX DR Property Address	Subdivision **CARRIAGE HILLS SEC 3**				**TAX YEAR 2023** **MAURY**	060	066F	B	001.00	000
Ownership and Mailing Address	BK **9**	PG **139**	BLOCK	LOT **57**	TRACT	JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
FEYERS DONALD E ETUX **LINDA** **122 LENOX DR** **COLUMBIA TN 38401**	Alt Subdiv BK	PG	BLOCK	LOT	TRACT	City **60156 Columbia**		Map **066F**	Updated 10/27/2022	
	Additional Description					SSD1		Dist **03**	Printed 03/17/2023	
	Dimensions **103.82X269.15 IRR**					SSD2		Card: 1 of 1		
						Total Land Units **1** Deed Acres **0** Calculated Acres **0**		Page: 1 of 1		

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built **1994**	Eff Yr Built **2000**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **6**	Total Fixtures **6**				
Wood FP Stacks **1**	Openings **1**	Add'l Sty	PreFab	Add'l Sty			
Info Src **0**	Occ **0**	Rental: Src	Year **0**	Amount **0**	Sched		

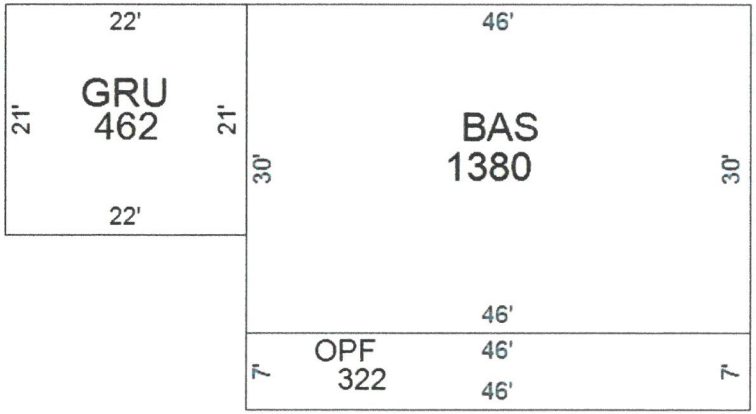
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**03 Wood W/O Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **27.5**	Other Phys	Functional	External	% Good **72.5**	

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,380	**.927**	**1**	**1**	**1.21**	**1,380**	**2022**	**22**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**206,070**	**33,430**	**239,500**	**173.55**	Dwelling Factor	**1**
RCNLD	**149,400**	**24,230**	**173,630**	**125.82**	Dwelling Value	**173,630**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,380**			
	OPF	**322**	**0**	**42.64**	**13,730**
	GRU	**462**	**0**	**42.64**	**19,700**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**177,800**
TOTAL APPRAISAL	**237,800**
GREENBELT APR	
ASSESSMENT	**59,450**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**237,800**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006** By **32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1994**	**1994**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
STP	**Stoop**	**1994**	**1994**	**28**	**C**	**1**	**4X7**		**21.0714**	**AV**	**590**	**65**		**1**	**380**
WDK	**Wood Deck**	**1994**	**1994**	**270**	**C**	**1**	**15 X 18**		**18.2593**	**AV**	**4,930**	**16**		**1**	**790**

Total OBY Value **4,170**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**103**	**269**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/22/1994	**1225**	**82**	**80,900**	**80,900**	**I**	**WD**	**N**	**FEYERS DONALD E ETUX**
01/19/1994	**1209**	**741**	**17,900**	**17,900**	**V**	**WD**	**A**	**GOLDEN BROTHERS**
04/17/1990	**835**	**71**						**PARKS-REAVES PROPERTIES**

NOTES

R22: CHG DRW VAL PER 32 *CB - R22: CHG QLTY, CORR BAS, ADD WDK PER 51 *CB

This instrument prepared by:

Jerry C. Colley
Colley and Colley
P.O. Box 1476
Columbia TN 38402-1476

Person or Agency Responsible
for payment of taxes:

Jesse L. Hogan
724 Sir Winston Place
Franklin TN 37064

BK/PG:R2294/1267-1269
14011578

3 PGS : AL - WARRANTY DEED
SUSIE BATCH: 152069
10/14/2014 - 02:22 PM

VALUE	112200.00
MORTGAGE TAX	0.00
TRANSFER TAX	415.14
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	433.14

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **TODD LOVETT**, have this date, bargained and sold, and do hereby transfer and convey unto **JESSE L. HOGAN**, his heirs and assigns, the following described real estate located in the 3rd Civil District of Maury County, Tennessee, and more particularly described as follows:

> Lot 24 of the Carriage Hills Subdivision, Section 1 as shown by a map of record in Plat Book 5, page 282, ROMCT.
>
> Being the same property conveyed to Doris Lovett and wife, Mary R. Lovett, by deed of record in Deed Book R2132, Page 1418, ROMCT. Mary R. Lovett predeceased Doris Lovett who is also deceased. Doris Lovett devised this property to his son, Todd Lovett, by will of record in Case Number P-291-13, Maury County Chancery Court. The address for this property is 109 Lennox Drive, Columbia TN 38401. This is the same description used in the previous deed. See Map 066K, Parcel 025.00, Maury County Tax Assessors Office.

TO HAVE AND TO HOLD the above described real estate together with all rights, titles, interests, easements, hereditaments and appurtenances thereunto appertaining unto **JESSE L. HOGAN**, his heirs and assigns, forever.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

109 LENOX DR	Subdivision **CARRIAGE HILLS SEC 1**	**TAX YEAR 2023**	060	066K	A	025.00		000
Property Address	BK **5** PG **282** BLOCK LOT **24** TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv	City **60156 Columbia**	Map **066F**		Updated 10/27/2022			
HOGAN JESSE L	BK PG BLOCK LOT TRACT	SSD1	Dist **03**		Printed 03/17/2023			
724 SIR WINSTON PL	Additional Description	SSD2	Card: 1 of 1					
FRANKLIN TN 37064	Dimensions **149.65X170 IRR.**	Total Land Units **1** / Deed Acres **0** / Calculated Acres **0**	Page: 1 of 1					

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built **1985**	Eff Yr Built **2002**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **6**	Total Fixtures **6**				
Wood FP Stacks **1**	Openings **1**	Add'l Sty	PreFab	Add'l Sty			
Info Src **3**	Occ **0**	Rental: Src **0**	Year **0**	Amount **700**	Sched **1**		

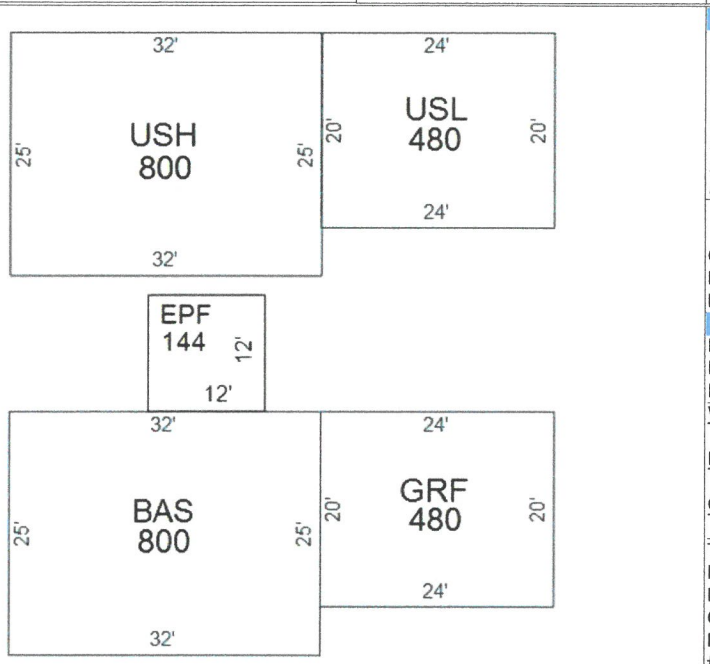
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
800	**.573**	**1**	**1.07**	**1.21**	**1,424**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**137,640**	**127,800**	**265,440**	**186.40**	Dwelling Factor	**1**
RCNLD	**110,110**	**102,250**	**212,360**	**149.13**	Dwelling Value	**212,360**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**800**			
	GRF	**480**	**0**	**71.06**	**34,110**
	USH	**800**	**60**	**71.06**	**56,850**
	USL	**480**	**30**	**42.65**	**20,470**
	EPF	**144**	**0**	**113.68**	**16,370**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**214,100**
TOTAL APPRAISAL	**274,100**
GREENBELT APR	
ASSESSMENT	**68,525**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**274,100**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1986**	**1986**	**1**	**C**	**1**			**1000**	**UN**	**1,000**	**100**		**1**	**1,000**
WDK	**Wood Deck**	**1986**	**1986**	**252**	**C**	**1**	**12X21**		**18.8095**	**AV**	**4,740**	**10**		**1**	**470**
STP	**Stoop**	**1989**	**1989**	**24**	**C**	**1**	**4X6**		**20.8333**	**AV**	**500**	**58.75**		**1**	**290**

Total OBY Value **1,760**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**31**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**149**	**170**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
					Totals:		**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
10/13/2014	**R2294**	**1264**	**112,200**	**112,200**	**I**	**WD**	**A**	**HOGAN JESSE L**
10/25/2010	**R2132**	**1418**	**105,000**	**105,000**	**I**	**WD**	**A**	**LOVETT DORRIS ETUX**
10/31/1997	**1351**	**639**	**104,000**	**104,000**	**I**	**WD**	**A**	**BURNS RICKY L ETUX**
06/15/1995	**1256**	**726**	**97,000**	**97,000**	**I**	**WD**	**A**	**FLUEALLEN ANTHONY BYRON**

NOTES

14*M/A CHG PER SON TODD LOVETT-MS.14*NAME CHG PER WILL P291-13-MS
22: ADD EPF PER 51 *CB

Plt Brooke Biase

QUITCLAIM DEED

From: **PRESTON MURRAY**

To: **COLLEEN KATHLEEN MORONEY**

This instrument prepared by:
M. Stuart Saylor
Fort, Holloway & Rogers, LLC
517 Cummins Street
Franklin, TN 37064

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO T.C.A. § 67-4-409(a)(3)(F) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO T.C.A. § 67-4-409(a)(5)

Address New Owner:	Send Tax Bills To:	Map-Group-Parcel Nos.
Colleen Kathleen Moroney 129 Lenox Drive Columbia, TN 38401	Same	066F-B-006.00

FOR AND IN CONSIDERATION of the sum of zero ($0.00) dollars in accordance with the terms and conditions of the Final Decree of Divorce in that certain case styled *Colleen Moroney-Murray v. Donald Preston Murray*, Chancery Court for Maury County, Tennessee, Docket No. 22-231, **Preston Murray** (the "Grantor"), by these presents hereby sells, assigns and quitclaims unto **Colleen Kathleen Moroney** (the "Grantee") all of Grantor's right, title and interest in and to certain improved lot located at 129 Lenox Drive, Columbia, Tennessee 38401, in Williamson County, Tennessee, to-wit:

> Land in Maury County, Tennessee, being Lot No. 62, as shown on the map entitled Final Plat, Carriage Hills, Section 3, of record in Plat Book 9, page 139, in the Register's Office of Maury County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to **Colleen Kathleen Murray-Moroney** and **Preston Murray, wife and husband**, by Warranty Deed from **Joseph B. Ward, a married man**, recorded on April 5, 2021, of record in Book R2722, Page 1194, in the Register's Office of Maury County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

129 LENOX DR	Subdivision **CARRIAGE HILLS SEC 3**				**TAX YEAR 2023**	060	066F	B	006.00		000
Property Address	BK **9**	PG **139**	BLOCK	LOT **62**	TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv					City **60156 Columbia**	Map **066F**		Updated 11/07/2022		
MORONEY COLLEEN KATHLEEN	BK	PG	BLOCK	LOT	TRACT	SSD1	Dist **03**		Printed 03/17/2023		
129 LENOX DR	Additional Description					SSD2					
COLUMBIA TN 38401	Dimensions **179.63X231.10 IRR**					Total Land Units **1**			Card: 1 of 1		
						Deed Acres **0**					
						Calculated Acres **0**			Page: 1 of 1		

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built **2019**	Eff Yr Built **2019**	Rooms	Bedrooms				
Full Baths **2**	Half Baths **1**	Add'l Fixtures **1**	Total Fixtures **9**				
Wood FP Stacks	Openings	Add'l Sty	PreFab **1**	Add'l Sty			
Info Src **3**	Occ **0**	Rental: Src	Year **0**	Amount **0**	Sched		

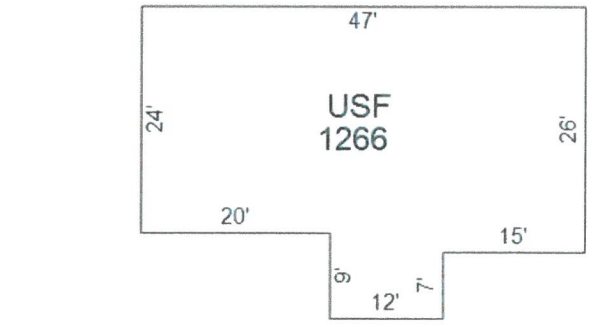
Foundation	Floor Finish
Floor System	Interior Finish
Party Wall	Paint/Decor
Struct. Frame	Bath Tile
Roof Framing	Electrical
Roof Cov/Deck	Shape
Cab/Millwork	

Quality **2 : Above Average**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**
Depr: Physical **3.75**	Other Phys	Functional	External	% Good **96.25**

	Factors							
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
732	**.53**	**1**	**1**	**1.21**	**1,998**	**2022**	**3**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**123,050**	**222,430**	**345,480**	**172.91**	Dwelling Factor	**1**
RCNLD	**118,440**	**214,090**	**332,530**	**166.43**	Dwelling Value	**332,530**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**732**			
	USF	**1,266**	**100**	**127.92**	**161,950**
	OPF	**105**	**0**	**42.67**	**4,480**
	GRF	**788**	**0**	**71.07**	**56,000**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**342,100**
TOTAL APPRAISAL	**402,100**
GREENBELT APR	
ASSESSMENT	**100,525**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**402,100**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1996**	**1996**	**1**	**C**	**1**			**4000**	**UN**	**4,000**	**100**		**1**	**4,000**
WDK	**Wood Deck**	**2019**	**2019**	**260**	**C**	**1**	**20 X 13**		**18.5769**	**AV**	**4,830**	**91**		**1**	**4,400**
PTO	**Patio**	**2019**	**2019**	**130**	**C**	**1**	**10 X 13**		**9.6154**	**AV**	**1,250**	**91**		**1**	**1,140**

Total OBY Value **9,540**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**179**	**231**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
					Totals:		**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
10/24/2022	**R2883**	**1026**				**QC**		**MORONEY COLLEEN KATHLEEN**
03/26/2021	**R2722**	**1194**	**360,000**	**360,000**	**I**	**WD**	**A**	**MURRAY-MORONEY COLLEEN KATHLEI**
05/20/2019	**R2557**	**631**	**62,000**	**62,000**	**I**	**WD**	**M**	**WARD JOSEPH B**
11/30/2001	**R1584**	**94**	**127,000**	**127,000**	**I**	**WD**	**A**	**HENSON TRAVIS E**

NOTES

15:32 CHG QUA/ADD OPU*LDS - 19: CHG QLTY & EYB, ADD OTH PHYS PER 49 *CB
19: HSE DEMO'D, LEFT FOUNDATION-MK - 20: HOUSE REBUILT PER 50 *CB
21: CHG DRW PER 32 *CB - 22: ADD PTO, CHG WDK PER 51 *CB
R22:CHG QUALITY PER 51*PB

Prepared by: Charles H. Patton, Attorney at Law, 5100 Poplar Avenue, Suite 2723, Memphis, TN 38137, (901) 685-8475

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that we, **DOUGLAS (M.) and REBA (T.) LaFOND,** for and in consideration of Ten Dollars ($10.00) cash in hand paid, together with other good and valuable consideration, receipt of which is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim, and convey all of our right, title and interest in and to the below-described property to **THE DOUGLAS AND REBA LaFOND REVOCABLE LIVING TRUST,** dated APR 1 1 2017, **DOUGLAS or REBA LaFOND,** Trustees or their successors in trust and any amendments thereto. Said property is real property situated in the State of Tennessee, County of Maury, and is more particularly described as follows, to wit:

Situate in the Third civil District of Maury County, Tennessee, and being more particularly described as follows:

Lot 60 of the Carriage Hills Subdivision, Section e as shown by a map of record in Plat Book 9 at page 139 in the Maury County, Tennessee Register of Deeds office.

Being the same property conveyed to the Grantors by Special Warranty Deed of record at Instrument 05001427, and Book R1839, pages 1216-1217, in the Register's Office of Maury County, Tennessee.

The Trustees of said trust (or any successor trustees) to have full power to sell, mortgage, rent, lease and convey, without the purchaser lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan, or rent.

This instrument is prepared without benefit of title search or abstract, and the preparer gives no opinion as to title

IN TESTIMONY WHEREOF, we have executed this instrument this date APR 1 1 2017.

DOUGLAS LaFOND

REBA LaFOND

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **DOUGLAS and REBA LaFOND,** personally known to me (or

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

121 LENOX DR Property Address	Subdivision **CARRIAGE HILLS SEC 3**				**TAX YEAR 2023** **MAURY**	060	066F	B	004.00		000
	BK **9**	PG **139**	BLOCK	LOT **60**	TRACT	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv				City **60156 Columbia**	Map **066F**		Updated 10/27/2022			
LAFOND DOUGLAS & REBA REVOC LIVING TRUST	BK	PG	BLOCK	LOT	TRACT	SSD1		Dist **03**		Printed 03/17/2023	
DOUGLAS OR REBA LAFOND TRUSTEES	Additional Description					SSD2					
121 LENOX DR						Total Land Units	**1**	Card: 1 of 1			
COLUMBIA TN 38401	Dimensions **111.51X275.85 IRR**					Deed Acres	**0**				
						Calculated Acres	**0**	Page: 1 of 1			

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**4 Full Basement**
Stories	**1 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built	**1994**	Eff Yr Built	**2002**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**10**	Total Fixtures	**10**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **0**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

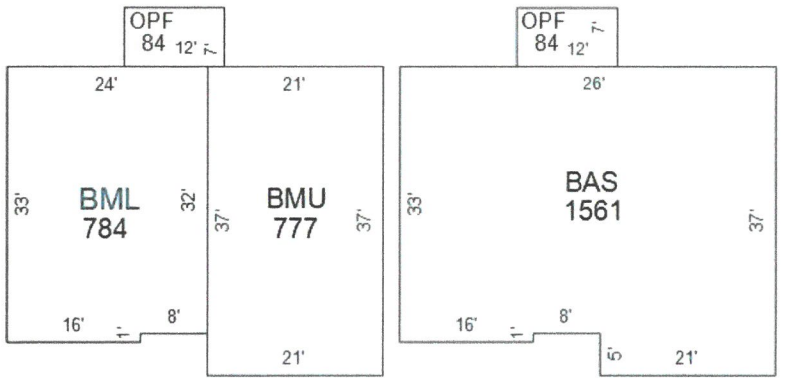
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**03 Wood W/O Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,561	**1.036**	**1**	**1.07**	**1.07**	**2,345**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**227,020**	**84,990**	**312,010**	**133.05**	Dwelling Factor	**1**
RCNLD	**181,620**	**68,000**	**249,620**	**106.45**	Dwelling Value	**249,620**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,561**			
	BML	**784**	**100**	**75.41**	**59,120**
	OPF	**84**	**0**	**37.74**	**3,170**
	BMU	**777**	**0**	**25.14**	**19,530**
	OPF	**84**	**0**	**37.74**	**3,170**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**255,700**
TOTAL APPRAISAL	**315,700**
GREENBELT APR	
ASSESSMENT	**78,925**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**315,700**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
STP	**Stoop**	**1996**	**1996**	**112**	**B**	**1**	**8X14**		**14.8214**	**GD**	**1,660**	**67.5**		**1**	**1,120**
DRW	**Driveway**	**1994**	**1994**	**1**	**C**	**1**			**5000**	**UN**	**5,000**	**100**		**1**	**5,000**

Total OBY Value **6,120**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**111**	**275**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
04/11/2017	**R2427**	**531**				**QC**		**LAFOND DOUGLAS & REBA REVOC LIVI**
01/28/2005	**R1839**	**1216**	**188,000**	**188,000**	**I**	**WD**	**A**	**LAFOND DOUGLAS M ETUX**
05/04/1993	**1180**	**643**	**17,900**	**17,900**	**V**	**WD**	**A**	**HALL ROGER S**
04/17/1990	**835**	**71**						**PARKS-REAVES PROPERTIES**

NOTES

CHG EYB GRF/BMU*R10/32*FN - R14:32 CHG BMF/BSF*LDS - R18: CHG QLTY PER 32 *CB
R18: CHG EYB PER 32 *CB - R22: CHG DRW VAL PER 32 *CB
22: CHG BSF/BML, ADD OPF PER 51 *CB

BK/PG:R2895/1246-1248
23000209

3 PGS : WARRANTY DEED	
NANCY MCMEEN 295914 - 23000209	
01/05/2023 - 10:19 AM	
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, Oklahoma 74105

Taxes To:
Roger D. and Brenda M. Goodwin
113 Lenox Drive
Columbia, Tennessee 38401

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF MAURY

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Roger Dale Goodwin** and **Brenda M. Goodwin**, husband and wife, whose address is: 113 Lenox Drive, Columbia, Tennessee 38401 for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **Roger D. Goodwin and Brenda M. Goodwin Trustees of the Goodwin Protection Trust dated December 12, 2022 (referred to herein as "Grantee" whether one or more).** whose address is: 113 Lenox Drive, Columbia, Tennessee 38401

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 22, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, page 282, Register's Office of Maury County, Tennessee.

Derivation Clause: Said property being one and the same property conveyed to Granter herein by way of deed of record at Book 835, Page 490-491, in the Register's Office of Maury, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on **December 12, 2022**

Roger Dale Goodwin, GRANTOR

Brenda M. Goodwin, GRANTOR

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roger Dale Goodwin and Brenda M. Goodwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this December 12, 2022.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

113 LENOX DR	Subdivision **CARRIAGE HILLS SEC 1**	**TAX YEAR 2023 MAURY**	**060**	**066K**	**A**	**022.00**		**000**
Property Address	BK **5** PG **282** BLOCK LOT **0022** TRACT		JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv	City **60156 Columbia**	Map **066F**		Updated 01/24/2023			
GOODWIN PROTECTION TRUST	BK PG BLOCK LOT TRACT	SSD1	Dist **03**		Printed 03/17/2023			
ROGER D & BRENDA M GOODWIN--TRUSTEES	Additional Description	SSD2						
113 LENOX DR		Total Land Units **1**		Card: 1 of 1				
COLUMBIA TN 38401	Dimensions **145.15X356.93 IRR.**	Deed Acres **0**						
		Calculated Acres **0**		Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built **1986**	Eff Yr Built **2006**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **8**	Total Fixtures **8**				
Wood FP Stacks **1**	Openings **1**	Add'l Sty	PreFab	Add'l Sty			
Info Src **3**	Occ **0**	Rental: Src	Year **0**	Amount **0**	Sched		

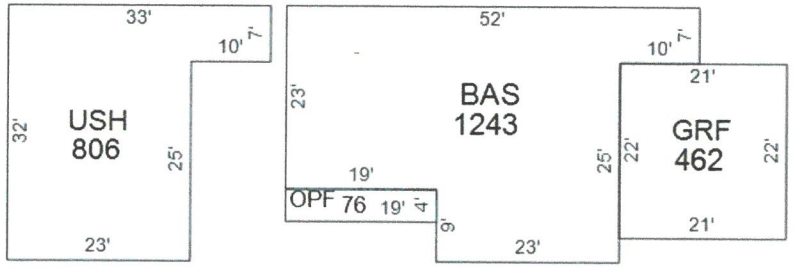
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,243	**.845**	**1**	**1**	**1.21**	**1,727**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**195,470**	**93,350**	**288,820**	**167.24**	Dwelling Factor	**1**
RCNLD	**156,380**	**74,670**	**231,050**	**133.79**	Dwelling Value	**231,050**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,243**			
	OPF	**76**	**0**	**42.63**	**3,240**
	GRF	**462**	**0**	**71.06**	**32,830**
	USH	**806**	**60**	**71.07**	**57,280**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**239,800**
TOTAL APPRAISAL	**299,800**
GREENBELT APR	
ASSESSMENT	**74,950**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**299,800**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1986**	**1986**	**240**	**C**	**1**	**8X30**		**19.2083**	**AV**	**4,610**	**10**		**1**	**460**
DRW	**Driveway**	**1986**	**1986**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
UTB	**Utility Building**	**2019**	**2019**	**240**	**C**	**1**	**12 X 20**		**23.5833**	**AV**	**5,660**	**94**		**1**	**5,320**

Total OBY Value **8,780**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**145**	**356**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
12/12/2022	**R2895**	**1246**						**GOODWIN PROTECTION TRUST**
04/30/1990	**835**	**490**	**89,700**	**89,700**	**I**	**WD**	**A**	**GOODWIN ROGER DALE**
01/28/1987	**767**	**381**	**85,500**	**85,500**	**I**	**WD**	**A**	**BARNES VAN C**
05/15/1986	**753**	**642**	**12,000**	**12,000**	**V**	**WD**	**A**	**PRONGHORN CONSTRUCTION**

NOTES

R22: CHG DRW VAL PER 32 *CB - 22: ADD PTO PER 51*CB
***R2895-1246 WD WITH 0 CONSID-MV**

This instrument prepared by Robin Courtney, Attorney, Columbia, Tennessee.

DEED

For and in the consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Robert S. Parks and Paul Scribner, have bargained and sold and do by these presents sell, transfer and convey unto Robert Lofton Fox and wife, Shirley Ann Fox, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land lying and being in the Third (3rd) Civil District of Maury County, Tennessee, and within the City of Columbia, more fully described as follows:

Being Lot No. 21 of Carriage Hills Subdivision, Section 1, a plat of which appears of record in Plat Book 5, Page 282 of the Register's Office of Maury County, Tennessee.

Being a portion of the property conveyed to the Grantors by deeds of record in Book 631, Page 347 and Book 809, Page 567 of the said Register's Office.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereitaments thereunto belonging and pertaining unto the said Robert Lofton Fox and wife, Shirley Ann Fox, as tenants by the entirety, their heirs and assigns, in fee simple forever.

We covenant with the said Robert Lofton Fox and wife, Shirley Ann Fox, that we are lawfully seized and possessed of the above described tract or parcel of land, have a good and lawful right to sell and convey same, and that it is unencumbered, except for subdivision restrictions recorded in Book 647, Page 280, amended by instrument recorded in Book 653, Page 511 of said Register's Office, and all matters, including building setback lines and utility and drainage easements imposed by the plat of said subdivision; and we do further covenant and bind ourselves, our heirs and personal representatives, to forever warrant and

Maury County, State of Tennessee
Received for record the 15 day of June 1989 at 3:59 o'clock P M
Note Book 12 Pg 345 Receipt#38768 Recording Fee 8.00
State Tax 52.80 Probate Fee 504 Total 61.30
Book ____ Page ____ Witness my hand Jannette Andrews
Register

BOOK 815 PAGE 10

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

115 LENOX DR
Property Address

Ownership and Mailing Address

FOX ROBERT LOFTON
ETUX SHIRLEY ANN
115 LENOX DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **0021** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **130X340.05 IRR.**

TAX YEAR 2023
MAURY

060	066K	A	023.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023

Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Card: 1 of 1

Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1989**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**11**	Total Fixtures	**11**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality **2 : Above Average** Condition **Average** Class:

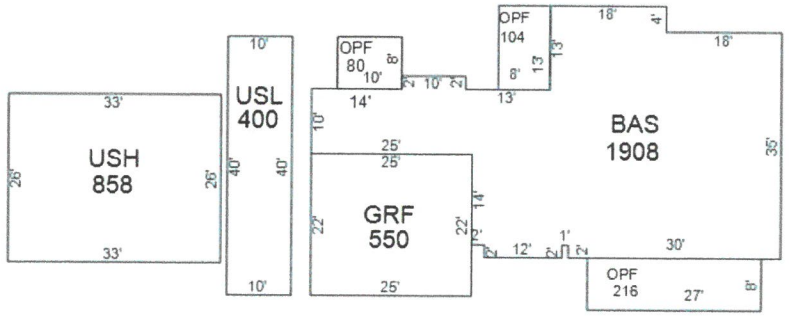
Prorate Date Factor % Comp Cost & Design **0**

Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,908	**1.243**	**1**	**1**	**1.21**	**2,543**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**283,180**	**134,160**	**417,340**	**164.11**	Dwelling Factor	**1**
RCNLD	**226,540**	**107,330**	**333,870**	**131.29**	Dwelling Value	**333,870**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,908**			
	OPF	**104**	**0**	**42.60**	**4,430**
	OPF	**216**	**0**	**42.64**	**9,210**
	GRF	**550**	**0**	**71.05**	**39,080**
	USH	**858**	**60**	**71.06**	**60,970**
	USL	**400**	**30**	**42.65**	**17,060**
	OPF	**80**	**0**	**42.63**	**3,410**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**339,500**
TOTAL APPRAISAL	**399,500**
GREENBELT APR	
ASSESSMENT	**99,875**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**399,500**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1989**	**1999**	**288**	**C**	**1**	**12X24**		**17.7431**	**AV**	**5,110**	**31**		**1**	**1,580**
DRW	**Driveway**	**1989**	**1989**	**1**	**C**	**1**			**4000**	**UN**	**4,000**	**100**		**1**	**4,000**

Total OBY Value **5,580**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**130**	**340**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/15/1989	**815**	**10**	**16,000**	**16,000**	**V**	**WD**	**A**	**FOX ROBERT LOFTON**
04/03/1989	**809**	**567**	**230,000**	**230,000**	**V**	**WD**	**M**	**PARKS ROBERT S**
06/21/1979	**631**	**347**						**HITCH TOM J ETAL**

NOTES

R14:32 ADD OPF*LDS - R18: CHG QLTY PER 32 *CB
R22: CHG DRW VAL, WDK EYB PER 32 *CB - 22: CHG OPF, ADD UTB PER 51 *CB

PREPARED BY:
File JASON A. GOLDEN
ATTORNEY AT LAW
COLUMBIA TENN

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Jeffery T. Whitley, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Wayne D. Crowley, Sr. and wife, Gail Crowley, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 59, Carriage Hills Subdivision, Section 3, as shown on plat of record in Plat Book 9, Page 139, Register's Office of Maury County, Tennessee.
>
> Being the same property conveyed to FIRST PARTY by deed of record in Book 1324, Page 418, Register's Office of Maury County, Tennessee.
>
> Map 66F, Group B, Parcel 3.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 1180, Page 596, Register's Office of Maury County, Tennessee; and applicable utility and drainage easements, building setback lines, a 20 ft. sewer easement along the north property line, and other matters as shown on recorded plat.

18 7 AUG 97 1:15 P
177 12345 1200
1340 480.63 1.00 493.63
883

Received for Record,

BOOK 1340 PAGE 883

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

TAX YEAR 2023 MAURY	060	066F	B	003.00		000
	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

130 LENOX DR
Property Address

Ownership and Mailing Address
CROWLEY WAYNE D SR ETUX
GAIL
130 LENOX DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 3**
BK **9** PG **139** BLOCK LOT **59** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **200.38X221.97 IRR**

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**3 Part Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**12 Brick/Wood**	Attic	
Heating Fuel			

Year Built **1997**	Eff Yr Built **2010**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **9**	Total Fixtures **9**				
Wood FP Stacks **1**	Openings **1**	Add'l Sty	PreFab	Add'l Sty			
Info Src **3**	Occ **1**	Rental: Src	Year **0**	Amount **0**	Sched		

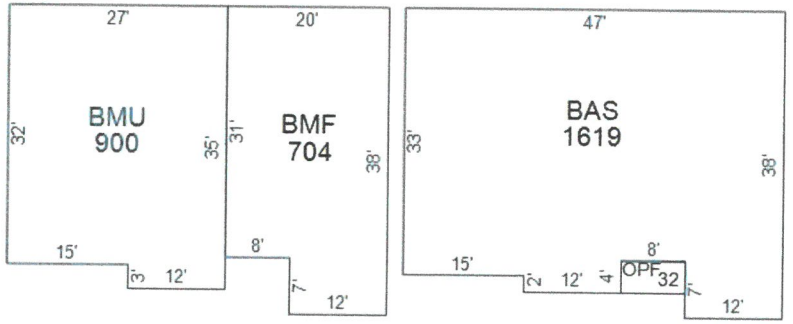
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**02 L-Shaped**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **15**	Other Phys	Functional	External	% Good **85**	

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,619	**1.071**	**1**	**1.021**	**1.07**	**1,619**	**2022**	**12**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**218,670**	**59,230**	**277,900**	**171.65**	Dwelling Factor	**1**
RCNLD	**185,870**	**50,350**	**236,220**	**145.90**	Dwelling Value	**236,220**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,619**			
	BMF	**704**	**0**	**50.28**	**35,400**
	OPF	**32**	**0**	**37.81**	**1,210**
	BMU	**900**	**0**	**25.13**	**22,620**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**239,900**
TOTAL APPRAISAL	**299,900**
GREENBELT APR	
ASSESSMENT	**74,975**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**299,900**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1997**	**1997**	**130**	**C**	**1**	**13X10**		**20.8462**	**AV**	**2,710**	**25**		**1**	**680**
DRW	**Driveway**	**1997**	**1997**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**

Total OBY Value **3,680**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**99**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**200**	**221**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
08/07/1997	**1340**	**883**	**129,900**	**129,900**	**I**	**WD**	**A**	**CROWLEY WAYNE D SR ETUX**
03/24/1997	**1324**	**418**	**17,900**	**17,900**	**V**	**WD**	**A**	**WHITLEY JEFFERY T**
05/12/1994	**1220**	**924**	**10**	**10**	**V**	**WD**	**P**	**PARKS ROBERT S**
04/17/1990	**835**	**71**						**PARKS-REAVES PROPERTIES**

NOTES

R06FN*CHG AREA CO*R06JS*CHG AREA CODE*FN - R18: CHG QLTY PER 32 *CB
R22: CHG DRW VAL PER 32 *CB

RE1001CH.L61
This Instrument Prepared By:
R. W. Hardison, Attorney at Law
710 North Main Street
Post Office Box 1967
Columbia, Tennessee 38402-1967

File

GENERAL WARRANTY DEED

This indenture is made and entered into this 4 day of May, 1993 between Parks-Reaves Properties, a Tennessee General Partnership (hereinafter referred to as "GRANTOR") and Michael J. White, and wife, Yvonne White (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as Lot 61 in the Carriage Hills Subdivision, Section 3, as shown by map of record in Plat Book 9 at page 139 in the Maury County, Tennessee Register of Deeds office.

BEING a portion of the same property conveyed to Parks-Reaves Properties by instrument of record in Book 835 at page 71 in the Maury County, Tennessee Register of Deeds office. See also Certificate of Partnership of record in Book 835 at page 77 in the same said office.

Tax Parcel # 66-66-8.00 P/O

NOTE: The legal description set forth above is a portion of the same property as contained in Grantor's previous deed of record and is derived from a plat dated 3/29/93 by James D. Webb, Registered Land Surveyor (No. 596) of Maury, County, Tennessee.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for covenants, conditions and restrictions of record in Book 1180 at Page 596 in the Maury County, Tennessee Registers of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 5 of May 1993 at 3:31 o'clock P M
Note Book 15 Page 535 Receipt #27250 Recording Fee 8.00
State Tax 66.23 Probate Fee 1.00 Total 75.23
Book 1180 Page 600, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS

BOOK 1180 PAGE 600

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

125 LENOX DR
Property Address

Ownership and Mailing Address
WHITE MICHAEL J ETUX
YVONNE
125 LENOX DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 3**
BK **9** PG **139** BLOCK LOT **61** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **111.58X243.84 IRR**

TAX YEAR 2023
MAURY

060	066F	B	005.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**11 Common Brick**	Attic	**4 Full-Fin**
Heating Fuel			

Year Built	**1993**	Eff Yr Built	**2002**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**7**	Total Fixtures	**7**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year	**0**	Amount **0**	Sched

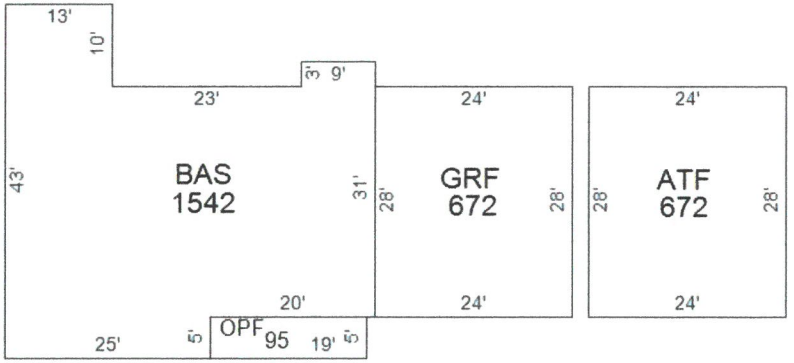
Foundation	**02**	**Continuous Footing**	Floor Finish	**11**	**Carpet Combination**
Floor System	**04**	**Wood W/ Sub Floor**	Interior Finish	**07**	**Drywall**
Party Wall	**00**	**None**	Paint/Decor	**04**	**Above Average**
Struct. Frame	**00**	**None**	Bath Tile	**00**	**None**
Roof Framing	**02**	**Gable/Hip**	Electrical	**04**	**Above Average**
Roof Cov/Deck	**03**	**Composition Shingle**	Shape	**01**	**Rectangular Design**
Cab/Millwork	**04**	**Above Average**			

Quality **1+ : Average +** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,542	1.025	1	1.07	1.07	1,542	2022	20	1.00

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	216,120	62,700	278,820	180.82	Dwelling Factor	1
RCNLD	172,900	50,150	223,050	144.65	Dwelling Value	223,050

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	1,542			
	OPF	95	0	37.68	3,580
	GRF	672	0	62.84	42,230
	ATF	672	0	25.13	16,890



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	232,900
TOTAL APPRAISAL	292,900
GREENBELT APR	
ASSESSMENT	73,225
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

	Value
COST	292,900
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer
03 Public / Individual
Electricity
01 Public
Gas
00 None
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
POL	**Swimming Pool**	1995	1995	576	E	1	16X36		55.0521	PR	31,710	10		1	3,170
DRW	**Driveway**	1995	1995	1	C	1			1500	UN	1,500	100		1	1,500
UTB	**Utility Building**	2021	2021	216	C	1	18 X 12		24.537	AV	5,300	98		1	5,190

Total OBY Value 9,860

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	U	22	01		111	243	1	60,000.00							100	60,000.00	60,000
					Totals:		1										60,000

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
05/04/1993	**1180**	**600**	17,900	17,900	**V**	**WD**	**A**	**WHITE MICHAEL J**
04/17/1990	**835**	**71**						**PARKS-REAVES PROPERTIES**

NOTES

R18: CHG QLTY PER 32 *CB - 22: ADD UTB, PP-UTB PER 51 *CB

Mail Stafford Land Title
549 Heritage Pointe Dr
Ste A
Clarksville TN 37042

Name and Address of New Owner:
Briana Ryelle Waldrum and Bronson R. Waldrum
(B) 126 Lenox Dr
Columbia TN 38401
Send Tax Bills To:
Briana Ryelle Waldrum and Bronson R. Waldrum
(B) 126 Lenox Dr
Columbia TN 38401
This Instrument Prepared By:
Devan Spinelli
CLOSED LLC
1212 East Broward Boulevard
Suite 202
Fort Lauderdale, FL 33301

Map & Parcel No: 066F-B-002.00

BK/PG: R2651/1340-1342
20012833

3 PGS:AL-WARRANTY DEED	
JANE BATCH: 232483	07/29/2020 - 10:15 AM
VALUE	267000.00
MORTGAGE TAX	0.00
TRANSFER TAX	987.90
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1005.90

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

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, **Spencer Valdez and Jessica Valdez, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Briana Ryelle Waldrum and Bronson R. Waldrum, wife and husband,** "the Grantees," the following described real estate in Maury County, Tennessee:

Land in Maury County, Tennessee being Lot No. 58, on the Plan of Carriage Hills, Section 3 of record in Plat Book 9, Page 139, in the Register's Office for Maury County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Spencer Valdez and Jessica Valdez, Husband and Wife from Laura J. Valdez by Quitclaim Deed dated the 6th day of November, 2017, in the Register's Office of Maury County, Tennessee. ref R2465 pg 684

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in the Register's Office for Maury County, Tennessee.

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

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

126 LENOX DR
Property Address

Ownership and Mailing Address
WALDRUM BRIANA RYELLE ETVIR BRONSON R
126 LENOX DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 3**
BK **9** PG **139** BLOCK LOT **58** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **100.00X250.30 IRR**

TAX YEAR 2023
MAURY

060	066F	B	002.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **2 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **04 Siding Average** Attic
Heating Fuel

Year Built	1996	Eff Yr Built	2010	Rooms	0	Bedrooms	0
Full Baths		Half Baths		Add'l Fixtures	9	Total Fixtures	9
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab	Add'l Sty
Info Src	3	Occ 0	Rental: Src	Year	0	Amount 0	Sched

Foundation	02 Continuous Footing	Floor Finish	11 Carpet Combination
Floor System	04 Wood W/ Sub Floor	Interior Finish	07 Drywall
Party Wall	00 None	Paint/Decor	04 Above Average
Struct. Frame	00 None	Bath Tile	00 None
Roof Framing	02 Gable/Hip	Electrical	04 Above Average
Roof Cov/Deck	03 Composition Shingle	Shape	01 Rectangular Design
Cab/Millwork	04 Above Average		

Quality	1+ : Average +	Condition Average	Class:
Prorate	Date	Factor	% Comp
Depr: Physical 15	Other Phys	Functional	External

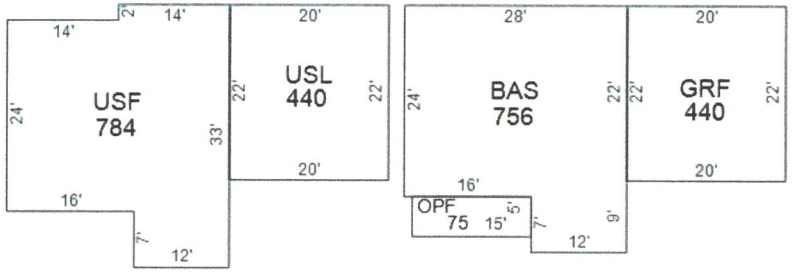
Cost & Design 0
% Good 85

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
756	.545	1	1	1.07	1,672	2022	12	1.00

	Base Dwelling	Add'l Areas	Total	$/SqFt
RCN	113,290	135,760	249,050	148.95
RCNLD	96,300	115,400	211,700	126.61

% Complete
Dwelling Factor 1
Dwelling Value 211,700

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	756			
	USF	784	100	113.13	88,690
	OPF	75	0	37.73	2,830
	GRF	440	0	62.84	27,650
	USL	440	30	37.70	16,590



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	214,300
TOTAL APPRAISAL	274,300
GREENBELT APR	
ASSESSMENT	68,575
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

	Value
COST	274,300
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	Wood Deck	1996	1996	130	C	1	10X13		20.8462	AV	2,710	22		1	600
DRW	Driveway	1996	1996	1	C	1			2000	UN	2,000	100		1	2,000

Total OBY Value 2,600

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	32

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	U	22	01		100	250	1	60,000.00							100	60,000.00	60,000
					Totals:		1										60,000

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
07/24/2020	R2651	1340	267,000	267,000	I	WD	A	WALDRUM BRIANA RYELLE ETVIR BRO
11/06/2017	R2465	684				QC		VALDEZ SPENCER ETUX JESSICA
01/11/2016	R2354	281	189,000	189,000	I	WD	A	VALDEZ JESSICA K ETVIR SPENCER &
04/16/2010	R2112	1116	145,900	145,900	I	WD	A	CARROLL JEFFREY M

NOTES

CHG LAND UNIT PRICE R06BV*R2055-504 TRUSTEE DEED*JG
CHG AREA CODE*FN*CHG SE*R10/32*FN*JG - R18: CHG QLTY PER 32 *CB
R22: CHG DRW VAL PER 32 *CB

file Title Assoc of Columbia

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2020. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TERESA J. SMITH
State of Tennessee Notary Public
MAURY COUNTY
MY COMMISSION EXPIRES AUGUST 25, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew Turner and Sara Denise Kueck	SAME AS Owner	66K-A-024.00 & 66K-A-021.00
(NAME) 111 Lenox Drive	(NAME)	
(ADDRESS) Columbia, TN 38401	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Josh Koziura and Kristin James, also known as Kristin Elizabeth James, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew Turner, husband and Sara Denise Kueck, wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Maury County, State of Tennessee, described as follows, to-wit:

Land in Maury County, Tennessee, being Lot Nos. 23 and 35 on the Plan of Carriage Hills Subdivision, Section 1, of record in Plat Book 5, page 282, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josh Koziura and Kristin James, husband and wife, by Warranty Deed from Tom C. Lunn and wife, Christina Lunn, dated August 5, 2016 and recorded on August 9, 2016 in Book R2385, page 282, Register's Office for Maury County, Tennessee.

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; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

111 LENOX DR
Property Address

Ownership and Mailing Address
TURNER MATTHEW ETUX SARA DENISE KUECK
111 LENOX DR
COLUMBIA TN 38401-7203

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **23** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **199.93X188.74 IRR**

TAX YEAR 2023
MAURY

060	066K	A	024.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1.4**
Deed Acres **0**
Calculated Acres **1.4**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**3 Part Basement**
Stories	**2 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**6**	Total Fixtures	**6**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

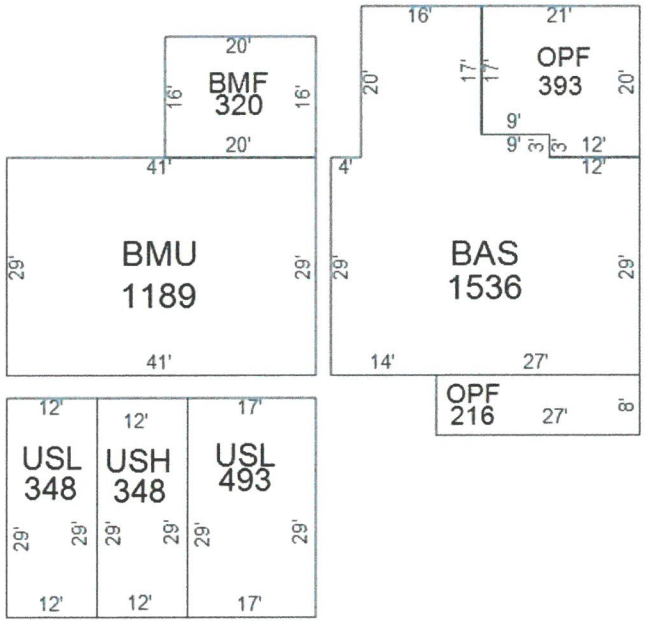
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,536	**1.021**	**1**	**1**	**1.21**	**1,997**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**231,130**	**138,540**	**369,670**	**185.11**	Dwelling Factor	**1**
RCNLD	**184,900**	**110,830**	**295,730**	**148.09**	Dwelling Value	**295,730**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,536**			
	BMF	**320**	**0**	**56.84**	**18,190**
	OPF	**216**	**0**	**42.64**	**9,210**
	OPF	**393**	**0**	**42.65**	**16,760**
	BMU	**1,189**	**0**	**28.42**	**33,790**
	USH	**348**	**60**	**71.06**	**24,730**
	USL	**348**	**30**	**42.64**	**14,840**
	USL	**493**	**30**	**42.64**	**21,020**



APPRAISED VALUES

LAND	**69,100**
IMPROVEMENTS	**300,100**
TOTAL APPRAISAL	**369,200**
GREENBELT APR	
ASSESSMENT	**92,300**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**369,200**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**05/23/2022 By 51**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**2006**	**2006**	**336**	**C**	**1**	**14X24**		**16.6071**	**AV**	**5,580**	**52**		**1**	**2,900**
DRW	**Driveway**	**2006**	**2006**	**1**	**C**	**1**			**1500**	**UN**	**1,500**	**100**		**1**	**1,500**

Total OBY Value **4,400**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**				**1.4**	**49,357.14**							**100**	**49,357.14**	**69,100**
					Totals:		**1.4**										**69,100**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
08/18/2020	**R2657**	**1412**	**309,000**	**309,000**	**I**	**WD**	**P**	**TURNER MATTHEW ETUX SARA DENISE**
08/05/2016	**R2385**	**282**	**229,900**	**229,900**	**I**	**WD**	**P**	**KOZIURA JOSH & KRISTIN JAMES**
05/21/2007	**R1985**	**1202**						**LUNN TOM C ETUX**
09/06/2006	**R1940**	**700**	**200,000**	**200,000**	**I**	**WD**	**P**	**LUNN TOM C ETUX**

NOTES

INCR LAND PRICE*R06FN*AREA CODE R06BV*R1940-700 ALSO LOT 21*R1985-1202 CORRECTION*JG*CHG AREA CODE*FN CHG EYB FRPL & DECK*R10/32*JG*CHG EYB*R10/42*FN R2385-282 ALSO 66K-A-21*JG R18: CHG QLTY PER 32 *CB.*R2657-1412 INCLDS 66K-A-21-MS FOR 22:DELETE 66K-A-21.00 & COMBINE W/THIS PCL PER OWNERS REQUEST*PB

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P18-9664-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF December 2018 Notary Public MY COMMISSION EXPIRES: 7-26-21 (AFFIX SEAL)

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trevin J. Tolbert	Fairway Mortgage	MAP
104 Lenox Drive	4201 Marsh Lane	PARCEL 066K-A-031.00
Columbia, TN 38401	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jason Anderson, a unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trevin J. Tolbert and wife, Megan R. Tolbert**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MAURY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and more particularly described as all of Lot 16 in the Carriage Hills Subdivision, Section 1, as shown by a map of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.

Tract 2:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and more particularly described as follows: Being a 5 foot easement running contiguous with and parallel to the Southerly boundary of Lot 17, Carriage Hills Subdivision, Section 1, Plat Book 5, Page 282, and being a portion of said Lot 17, for the purpose of driveway benefiting Lot 16, Carriage Hills Subdivision, Section 1, Plat Book 5, Page 282, Register's Office of Maury County, Tennessee

Being the same property conveyed to Jason Anderson, a married man by Warranty deed from Mary Graham Lane, a single person of record in Book R2265, page 253, Register's Office for Maury County, Tennessee, dated February 04, 2014 and recorded on February 05, 2014. The said Jason Anderson having since divorced on May 4, 2017 by Final Decree, docket number 17143, Chancery Court for Cheatham County, Tennessee by which former spousal marital interest was terminated.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **104 Lenox Drive, Columbia, TN 38401.**

Mail:
FOUNDATION TITLE AND ESCROW SERIES
277 MALLORY STATION RD
STE 102
FRANKLIN TN 37067

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

104 LENOX DR
Property Address
Ownership and Mailing Address

TOLBERT TREVIN J ETUX MEGAN R
104 LENOX DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **16** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **130X175 IRR.**

TAX YEAR 2023
MAURY

060	066K	A	031.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1988**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**6**	Total Fixtures	**6**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

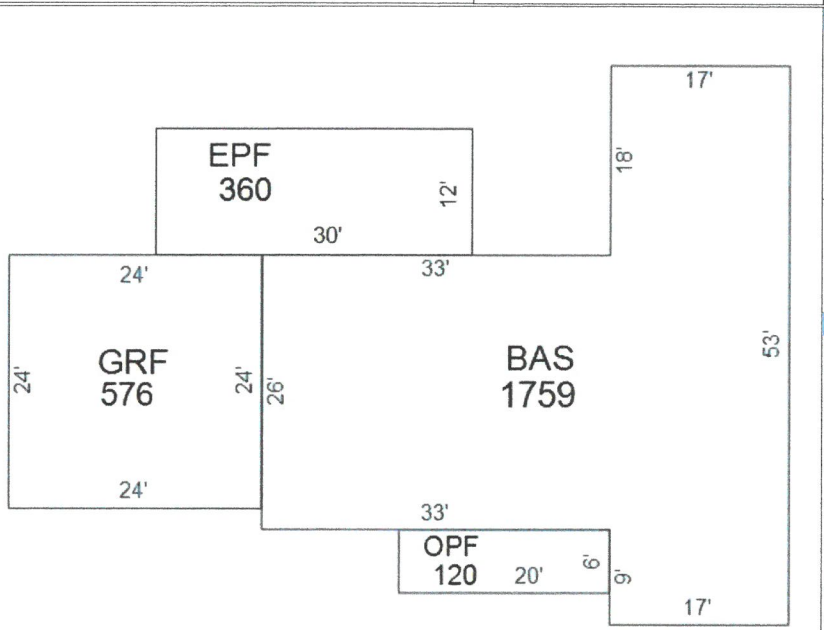
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**04 Irregular Shape**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,759	**1.154**	**1**	**1**	**1.21**	**1,759**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**255,420**	**86,980**	**342,400**	**194.66**	Dwelling Factor	**1**
RCNLD	**204,340**	**69,580**	**273,920**	**155.72**	Dwelling Value	**273,920**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,759**			
	OPF	**120**	**0**	**42.67**	**5,120**
	GRF	**576**	**0**	**71.06**	**40,930**
	EPF	**360**	**0**	**113.69**	**40,930**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**280,800**
TOTAL APPRAISAL	**340,800**
GREENBELT APR	
ASSESSMENT	**85,200**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**340,800**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **01 Public / Public**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1989**	**1989**	**192**	**C**	**1**	**12X16**		**20.8333**	**AV**	**4,000**	**10**		**1**	**400**
DRW	**Driveway**	**1989**	**1989**	**1**	**C**	**1**			**1500**	**UN**	**1,500**	**100**		**1**	**1,500**
GUD	**Detached Garage Unfi**	**1995**	**1995**	**240**	**C**	**1**	**12X20**		**44.625**	**AV**	**10,710**	**46**		**1**	**4,930**

Total OBY Value **6,830**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**130**	**175**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
					Totals:		**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
12/21/2018	**R2534**	**1032**	**250,000**	**250,000**	**I**	**WD**	**A**	**TOLBERT TREVIN J ETUX MEGAN R**
02/04/2014	**R2265**	**253**	**172,900**	**172,900**	**I**	**WD**	**A**	**ANDERSON JASON**
02/07/2003	**R1681**	**958**	**137,500**	**137,500**	**I**	**WD**	**A**	**LANE MARY GRAHAM**
09/07/1999	**R1450**	**949**	**109,680**	**109,680**	**I**	**WD**	**B**	**CHEEK HUBERT**

NOTES

R18: CHG QLTY PER 32 *CB - 22: ADD EPF PER 51 *CB

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

Mail

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES S. WHEELER and wife, MARY A. WHEELER**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto PAUL A. TAYLOR and wife, BRENDA K. TAYLOR hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Maury County, Tennessee**, described as follows, to-wit:

LOCATED in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 25, Carriage Hills Subdivision, Section 1, as shown on Plat of record in Plat Book 5, page 282, of the Register's Office of Maury County, Tennessee.

BEING the same property conveyed to James S. Wheeler and wife, Mary A. Wheeler by deed from Wayne Smith and Gary Smith, of record in Book 783, page 561, Register's Office for Maury County, Tennessee.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Restrictive covenants filed of record in Book 653, page 511; and all matters as shown on the recorded plat.

This is a duplicate original of deed dated December 31, 1994, which was inadvertently lost and not recorded.

This is improved property known as: **107 Lenox Drive, Columbia, TN 38401**

TO HAVE AND TO HOLD the same tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 22 day of September, 1996

James S. Wheeler

Mary A. Wheeler

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 30 of Sept. 1996 at 11:55 o'clock A M
Note Book 17 Page 411 Receipt # 75051 Recording Fee 8.00
State Tax 357.05 Probate Fee 1.00 Total 366.05
Book 1305 Page 951, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS

L. Wayne White

BOOK 1305 PAGE 951

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

107 LENOX DR
Property Address
Ownership and Mailing Address

TAYLOR PAUL A ETUX
BRENDA K
107 LENOX DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **0025** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **140X170**

TAX YEAR 2023
MAURY

JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
060	066K	A	026.00		000

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**4 Full Basement**
Stories	**2 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**9**	Total Fixtures	**9**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

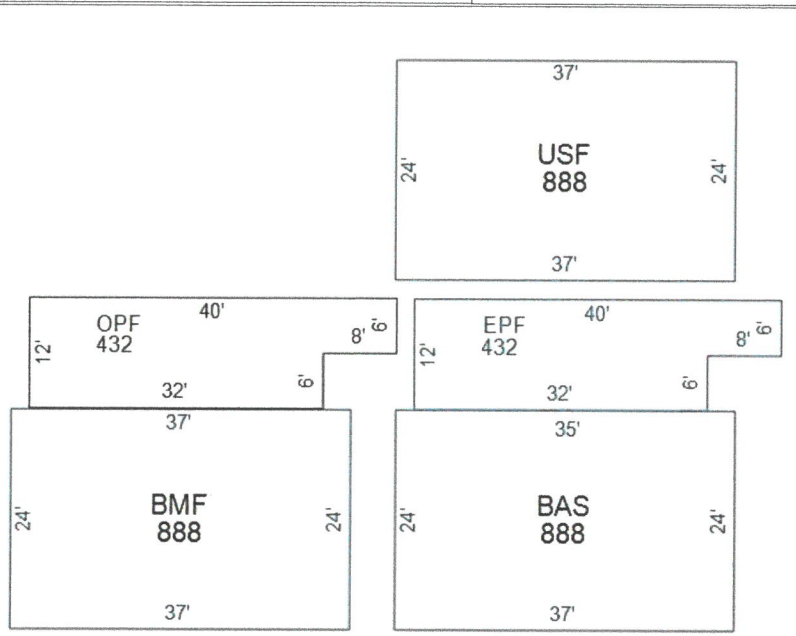
Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
888	**.627**	**1**	**1**	**1.21**	**1,776**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt
RCN	**148,780**	**231,620**	**380,400**	**214.19**
RCNLD	**119,020**	**185,300**	**304,320**	**171.35**

% Complete
Dwelling Factor **1**
Dwelling Value **304,320**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**888**			
	USF	**888**	**100**	**127.92**	**113,590**
	BMF	**888**	**0**	**56.86**	**50,490**
	EPF	**432**	**0**	**113.70**	**49,120**
	OPF	**432**	**0**	**42.64**	**18,420**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**311,100**
TOTAL APPRAISAL	**371,100**
GREENBELT APR	
ASSESSMENT	**92,775**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**371,100**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **01 Public / Public**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1992**	**1992**	**1**	**C**	**1**			**4000**	**UN**	**4,000**	**100**		**1**	**4,000**
STP	**Stoop**	**1992**	**1992**	**35**	**C**	**1**	**5X7**		**20.8571**	**AV**	**730**	**62.5**		**1**	**460**
PTO	**Patio**	**1997**	**1997**	**192**	**C**	**1**	**12X16**		**9.5833**	**AV**	**1,840**	**25**		**1**	**460**
WDK	**Wood Deck**	**1992**	**2014**	**120**	**C**	**1**	**IRR**		**20.8333**	**AV**	**2,500**	**76**		**1**	**1,900**

Total OBY Value **6,820**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**140**	**170**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
					Totals:		**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
09/22/1996	**1305**	**951**	**96,500**	**96,500**	**I**	**WD**	**A**	**TAYLOR PAUL A ETUX**
12/10/1987	**783**	**561**	**92,000**	**92,000**	**I**	**WD**	**A**	**WHEELER JAMES S**
08/19/1986	**759**	**110**	**15,000**	**15,000**	**V**	**WD**	**A**	**SMITH WAYNE &**

NOTES

R14:32 ADD EPF INCREASE DRWY*LDS - R18: CHG QLTY PER 32 *CB
R22: CHG DRW, WDK EYB PER 32 *CB - 22: ADD OPF PER 51 *CB

PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2019.

Notary Public
My Commission Expires: 1-21-20

Dana Thomas
State of Tennessee Notary Public
Maury County

BK/PG: R2545/397-398
19003298

2 PGS:AL-QUITCLAIM DEED

SUSIE BATCH: 210847	03/11/2019 - 10:35 AM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Fay G. & Dianne Hazen **Lacey J. Hazen** **105 Lenox Dr** **Columbia, TN 38401**	**Same**	**066K A 02700**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Fay G. Hazen and Dianne Hazen have bargained and sold, and do hereby convey, remise, release and forever quitclaim a life estate without right to sell to Fay G. Hazen and Dianne Hazen and the remainder interest to Lacey J. Hazen their heirs and/or assigns, their entire right, title and interest in and to a certain tract of land in Maury County, Tennessee, described as follows:

Being Lot No. 26 Carriage Hills Subdivision Section 1 as shown on plat of record in Plat Book 5 Page 282 Register's Office for Maury County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fay G. Hazen and wife Dianne Hazen by deed from Bailey Mortgage Company of record in Book 789 Page 212 Register's Office for Maury County, Tennessee

This is improved property known as 105 Lenox Dr. Columbia, TN 38401

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

105 LENOX DR
Property Address

Ownership and Mailing Address

HAZEN FAY G & DIANNE HAZEN &
LACEY J HAZEN
105 LENOX DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **26** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description **LIFE ESTATE**
Dimensions **135X170**

TAX YEAR 2023
MAURY

060	066K	A	027.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023

Card: 1 of 1

Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**9**	Total Fixtures	**9**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src	**3**	Occ **1**	Rental: Src	Year	**0**	Amount **0**	Sched

Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

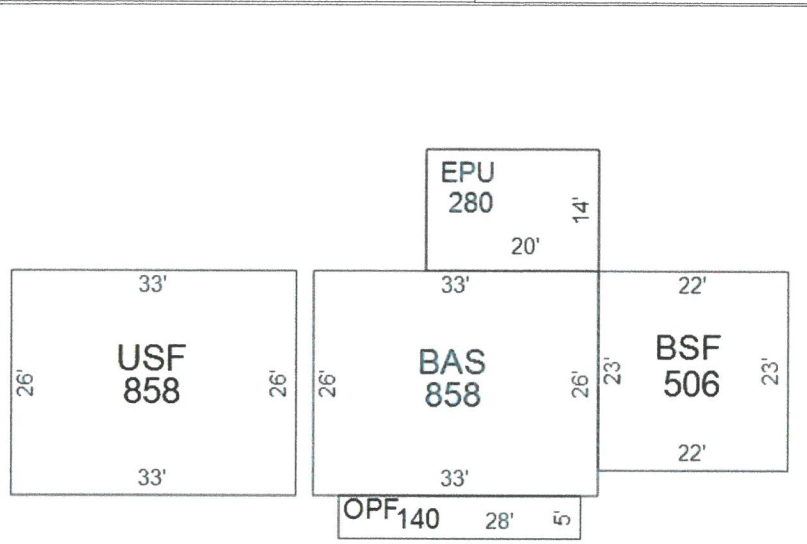
Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
858	**.609**	**1**	**1**	**1.21**	**2,222**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt
RCN	**144,790**	**197,140**	**341,930**	**153.88**
RCNLD	**115,830**	**157,710**	**273,540**	**123.11**

% Complete
Dwelling Factor **1**
Dwelling Value **273,540**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**858**			
	BSF	**506**	**100**	**113.70**	**57,530**
	USF	**858**	**100**	**127.93**	**109,760**
	OPF	**140**	**0**	**42.64**	**5,970**
	EPU	**280**	**0**	**85.29**	**23,880**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**285,100**
TOTAL APPRAISAL	**345,100**
GREENBELT APR	
ASSESSMENT	**86,275**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**345,100**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer
01 Public / Public
Electricity
01 Public
Gas
00 None
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1990**	**1990**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
GUD	**Detached Garage Unfi**	**1990**	**1990**	**744**	**C**	**1**	**24X31**		**30.7661**	**AV**	**22,890**	**36**		**1**	**8,240**
WDK	**Wood Deck**	**1990**	**1990**	**1**	**C**	**1**			**300**	**UN**	**300**	**100**		**1**	**300**

Total OBY Value **11,540**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**135**	**170**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
03/05/2019	**R2545**	**397**				**QC**		**HAZEN FAY G & DIANNE HAZEN &**
03/28/1988	**789**	**212**	**94,000**	**94,000**	**I**	**WD**	**I**	**HAZEN FAY G**
08/31/1987	**777**	**605**	**72,125**	**72,125**	**I**	**AO**	**D**	**BAILEY MORTGAGE COMPANY**
10/09/1986	**761**	**472**						**COHENOUR JULIAN S JR**

NOTES

CHG EYB INCR LAND PRICE*R06FN*CHG AREA CODE*FN*R14:32 DEL OPU/ADD EPU*LDS
R18: CHG QLTY PER 32*CB*R2545-397 LIFE EST TO FAY & DIANNE REMAINDER TO LACEY*JG
R22: CHG DRW VAL PER 32 *CB - R22: PP-UTB PER 51 *CB

This Instrument Prepared by:
Delilah A. Speed, Attorney at Law, 710B North Main Street, P.O. Box 973, Columbia, Tennessee 38402-0973.

BK/PG:R1759/397-399

03113905

3 PGS : AL - QUITCLAIM DEED
SUSIE BATCH: 10063
10/30/2003 - 01:04 PM

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Person or Agency Responsible For Payment of Taxes:

P/U BY:

TINA MARIE GREEN
103 LENOX DRIVE
COLUMBIA, TN 38401

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **BRUCE W. GREEN**, have this day bargained and sold and by these presents do hereby transfer and convey all my right, title and interest that I might have in and to the following described property unto **TINA GREEN**, said property lying and being in the 3RD **CIVIL DISTRICT** of Maury County, Tennessee being more particularly described as follows:

TAX MAP AND PARCEL NO'S. 66K-A-2A.

Being Lot number 27 of the Carriage Hill Subdivision, Section 1, a plat of which appears of record in Plat Book 5, page 282, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Bruce W. Green and Tina Green by Deed from Bob P. Keith and wife, Lisa E. Keith of record Book 1343, page 693, Register's office for Maury County, Tennessee.

TO HAVE AND TO HOLD said interest that I might have in said

property to the said **TINA GREEN**, together with all rights, titles, claims, interests, easements,

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

103 LENOX DR (Property Address)	Subdivision **CARRIAGE HILLS SEC 1**	**TAX YEAR 2023 MAURY**	060	066K	A	028.00	000
	BK **5** PG **282** BLOCK LOT **0027** TRACT		JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv	City **60156 Columbia**	Map **066F**		Updated 10/27/2022		
GREEN TINA	BK PG BLOCK LOT TRACT	SSD1	Dist **03**		Printed 03/17/2023		
103 LENOX DR	Additional Description	SSD2	Card: 1 of 1				
COLUMBIA TN 38401	Dimensions **135.03X175.75 IRR.**	Total Land Units **1** / Deed Acres **0** / Calculated Acres **0**	Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built	**1980**	Eff Yr Built	**2002**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**6**	Total Fixtures	**6**
Wood FP Stacks		Openings		Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**	Amount **0**		Sched

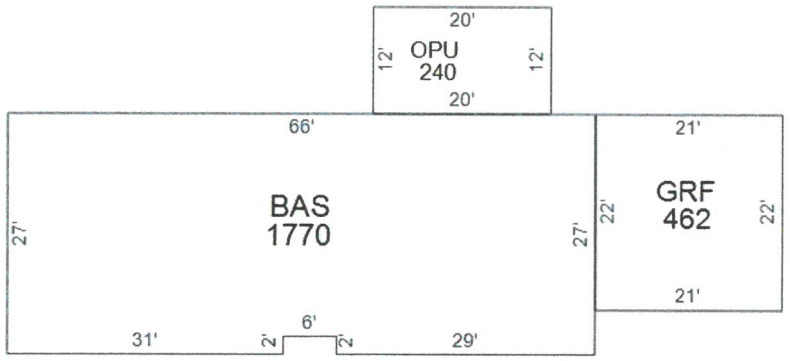
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,770	**1.161**	**1**	**1.07**	**1.21**	**1,770**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**269,780**	**37,950**	**307,730**	**173.86**	Dwelling Factor	**1**
RCNLD	**215,820**	**30,360**	**246,180**	**139.08**	Dwelling Value	**246,180**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,770**			
	GRF	**462**	**0**	**71.06**	**32,830**
	OPU	**240**	**0**	**21.33**	**5,120**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**249,700**
TOTAL APPRAISAL	**309,700**
GREENBELT APR	
ASSESSMENT	**77,425**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**309,700**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year Recorded

App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1986**	**1986**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
STP	**Stoop**	**1986**	**1986**	**48**	**C**	**1**	**6X8**		**20.8333**	**AV**	**1,000**	**55**		**1**	**550**

Total OBY Value **3,550**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**15**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**135**	**175**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
10/29/2003	**R1759**	**397**						**GREEN TINA**
08/27/1997	**1343**	**693**	**95,500**	**95,500**	**I**	**WD**	**A**	**GREEN BRUCE W ETUX**
05/11/1993	**1182**	**87**	**88,900**	**88,900**	**I**	**WD**	**A**	**KEITH BOB P**
03/20/1991	**1113**	**276**	**89,900**	**89,900**	**I**	**WD**	**A**	**MCGRADY CLIFFORD E**

NOTES

CHG EYB INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN
R2014:32 CHG DRWY*LDS - R18: CHG QLTY PER 32 *CB - R22: CHG DRW VAL PER 32 *CB

RE1001.115
This Instrument Prepared By:
R. W. Hardison, Attorney at Law
710 North Main Street
Post Office Box 1967
Columbia, Tennessee 38402-1967

GENERAL WARRANTY DEED

This indenture is made and entered into this 27 day of December, 1993 between Robert M. Young, and wife, Joan M. Young (hereinafter referred to as "GRANTOR") and Sandra C. Taylor, and husband, Robert M. Taylor (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as Lot 18 in the Carriage Hills Subdivision, Section 1, as shown by map of record in Plat Book 5 at page 282 in the Maury County, Tennessee Register of Deeds office.

BEING the same property conveyed toRobert M. Young, and wife, Joan M. Young by instrument of record in Book 811 at page 547 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel # 66F-A-66K-33.00

NOTE: The legal description set forth above is the same property as contained in Grantor's previous deed of record and no new boundary survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for covenants, conditions and restrictions of record in Book 647 at Page 280 and as amended in Book 653 at page 511 and Book 733 at page 432 in the Maury County, Tennessee Registers of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Robert M. Young

Joan M. Young

216115

BOOK 1207 PAGE 749

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

108 LENOX DR Property Address	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **0018** TRACT	**TAX YEAR 2023** **MAURY**	**060** JUR	**066K** CONTROL MAP	**A** GROUP	**033.00** PARCEL	PI	**000** S/I
Ownership and Mailing Address **TAYLOR SANDRA C ETVIR** **ROBERT M** **108 LENOX DR** **COLUMBIA TN 38401**	Alt Subdiv BK PG BLOCK LOT TRACT Additional Description Dimensions **159.93X185 IRR.**	City **60156 Columbia** SSD1 SSD2 Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Map **066F** Dist **03**	Updated 10/27/2022 Printed 03/17/2023 Card: 1 of 1 Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1988**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**7**	Total Fixtures	**7**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

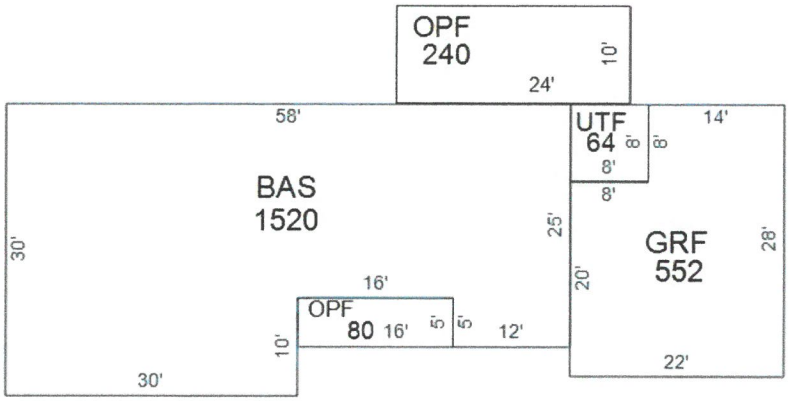
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,520	**1.012**	**1**	**1**	**1.21**	**1,520**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**226,250**	**57,420**	**283,670**	**186.63**	Dwelling Factor	**1**
RCNLD	**181,000**	**45,930**	**226,930**	**149.30**	Dwelling Value	**226,930**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,520**			
	UTF	**64**	**0**	**71.09**	**4,550**
	OPF	**80**	**0**	**42.63**	**3,410**
	GRF	**552**	**0**	**71.07**	**39,230**
	OPF	**240**	**0**	**42.63**	**10,230**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**229,200**
TOTAL APPRAISAL	**289,200**
GREENBELT APR	
ASSESSMENT	**72,300**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**289,200**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1989**	**1989**	**120**	**C**	**1**	**10X12**		**20.8333**	**AV**	**2,500**	**10**		**1**	**250**
DRW	**Driveway**	**1989**	**1989**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**

Total OBY Value **2,250**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**159**	**185**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
12/27/1993	**1207**	**749**	**106,900**	**106,900**	**I**	**WD**	**A**	**TAYLOR SANDRA C ETVIR**
05/05/1989	**811**	**547**	**91,000**	**91,000**	**I**	**WD**	**M**	**YOUNG ROBERT M**
10/20/1988	**801**	**115**	**20,000**	**20,000**	**V**	**WD**	**C**	**SCRIBNER PAUL**
06/21/1978	**631**	**347**						**HITCH TOM J ETAL**

NOTES

R18: CHG EYB PER 32 *CB - R22: CHG DRW VAL PER 32 *CB
22: ADD OPF PER 51 *CB

BK/PG:R2791/1165-1168
21025325

4 PGS : QUITCLAIM DEED	
BECKY BUCHANAN 262730 - 21025325	
11/19/2021 - 08:10 AM	
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	22.00

STATE of TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS

New Owner

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**CHURCHILL TITLE SOLUTIONS** 4501 Charlotte Park Drive Suite 120 Charlotte, NC 28217	Barbara Jean McArthur 102 Lenox Dr. Columbia, TN 38401

Order Number: CTSL-BC906TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Barbara Jean McArthur , fka Barbara Jean Woodard, , an unmarried woman,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Barbara Jean McArthur, an unmarried woman,** whose address is 102 Lenox Dr., Columbia, TN 38401, the following described real property located in Third 3rd Civil District of Maury County, State of Tennessee and further described as follows:

Being more particularly described as Lot 15 in the Carriage Hills Subdivision, Section 1, as shown by map of record in Plat Book 5 at Page 282 in the Maury County, Tennessee register of Deeds Office.

Said Lot No. 15 fronts 150.00 feet on the Easterly margin of Lenox Drive and extends back between unparallel lines, then Northerly boundary line measuring 175.00 feet thereon and the Southerly boundary line measuring 145.00 feet thereon to the rear boundary line which measures 117. 71 feet thereon.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 066K A 030.00
Street address of property: 102 Lenox Dr., Columbia, TN 38401

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

102 LENOX DR Property Address	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **15** TRACT	**TAX YEAR 2023** **MAURY**	060 JUR	066K CONTROL MAP	A GROUP	030.00 PARCEL	PI	000 S/I
Ownership and Mailing Address **MCARTHUR BARBARA JEAN** **102 LENOX DR** **COLUMBIA TN 38401**	Alt Subdiv BK PG BLOCK LOT TRACT Additional Description Dimensions **150X175 IRR**	City **60156 Columbia** SSD1 SSD2 Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Map **066F** Dist **03** Updated 10/27/2022 Printed 03/17/2023 Card: 1 of 1 Page: 1 of 1					

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**6**	Total Fixtures	**6**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

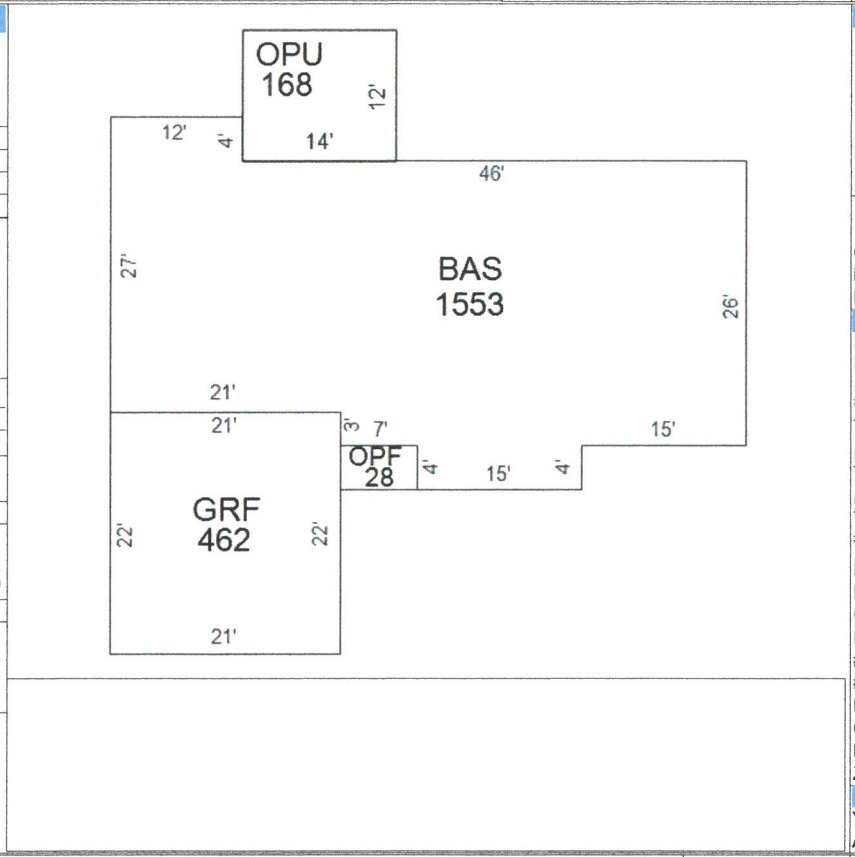
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,553	**1.031**	**1**	**1**	**1.21**	**1,553**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**228,680**	**37,600**	**266,280**	**171.46**	Dwelling Factor	**1**
RCNLD	**182,940**	**30,070**	**213,010**	**137.16**	Dwelling Value	**213,010**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,553**			
	OPF	**28**	**0**	**42.5**	**1,190**
	GRF	**462**	**0**	**71.06**	**32,830**
	OPU	**168**	**0**	**21.31**	**3,580**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**214,800**
TOTAL APPRAISAL	**274,800**
GREENBELT APR	
ASSESSMENT	**68,700**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**274,800**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1987**	**1987**	**160**	**C**	**1**	**10X16**		**20.8125**	**AV**	**3,330**	**10**		**1**	**330**
DRW	**Driveway**	**1987**	**1987**	**1**	**C**	**1**			**1500**	**UN**	**1,500**	**100**		**1**	**1,500**

Total OBY Value **1,830**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**150**	**175**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
					Totals:		**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
11/12/2021	**R2791**	**1165**				**QC**		**MCARTHUR BARBARA JEAN**
08/07/2020	**R2655**	**495**				**QC**		**WOODARD BARBARA JEAN**
08/23/2016	**R2388**	**373**	**171,500**	**171,500**	**I**	**WD**	**A**	**WOODARD BARBARA JEAN ETVIR DAVI**
05/03/2005	**R1854**	**1392**	**100,000**	**100,000**	**I**	**WD**	**A**	**MARBET LEE BOULDIN ETUX**

NOTES

14:CHG M/A PER RET ACN*LDS - R18: CHG EYB & QLTY PER 32 *CB
22: ADD OPU PER 51*CB

This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

MAIL

BROKER TITLE AND ESCROW LLC
1404 7TH AVE S
NASHVILLE, TN 37212

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Patrick Lucero and wife Carol Lucero	New Owner
1125 Dover Drive	
Columbia TN 38401	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Wanda H. Smith, an unmarried person** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Patrick Lucero and wife Carol Lucero** *(herein called "Grantee")* the following described property situated and located in Maury County, Tennessee, to wit:

SITUATE in the THIRD (3RD) Civil District of Maury County, Tennessee and being more particularly described as follows:

Lot 51 of the Carriage Hills Subdivision, Section II as shown by a map of record in Plat Book 8 at page 82 in the Maury County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.

BEING the same property conveyed to Wanda H. Smith by instruments of record in Book R1500 at page 370 (corrected in Book R1672 at page 200) and Book R2006 at page 1072 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel #066F-A-16.00

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, appearing in the Maury County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of November, 2015

GRANTOR:

Wanda H. Smith

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1125 DOVER DR	Subdivision **CARRIAGE HILLS SEC 2**	**TAX YEAR 2023 MAURY**	**060**	**066F**	**A**	**016.00**		**000**
Property Address	BK **8** PG **82** BLOCK LOT **51** TRACT		JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv	City **60156 Columbia**	Map **066F**	Updated 10/27/2022
LUCERO PATRICK ETUX CAROL	BK PG BLOCK LOT TRACT	SSD1	Dist **03**	Printed 03/17/2023
1125 DOVER DR	Additional Description	SSD2	Card: 1 of 1
COLUMBIA TN 38401	Dimensions **147.02X150.33 IRR**	Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**3 Part Basement**
Stories	**1 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**11 Common Brick**	Attic	
Heating Fuel			

Year Built **2001**	Eff Yr Built **2007**	Rooms **0**	Bedrooms **0**
Full Baths	Half Baths	Add'l Fixtures **9**	Total Fixtures **9**
Wood FP Stacks	Openings	Add'l Sty	PreFab	Add'l Sty
Info Src **0**	Occ **0**	Rental: Src	Year **0**	Amount **0**	Sched

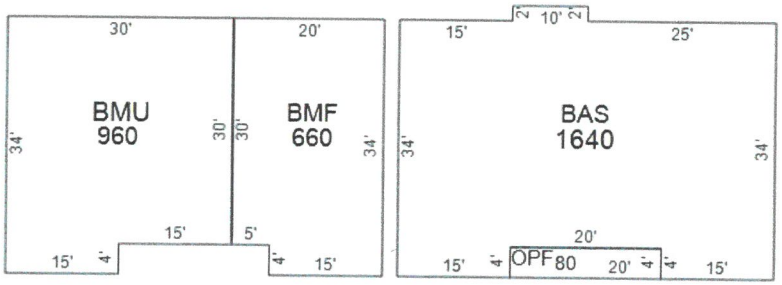
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**03 Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**03 Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**03 Average**		

Quality	**1+ : Average +**	Condition **Average**	Class:		
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **15**	Other Phys	Functional	External	% Good **85**	

	Factors							
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,640	**1.083**	**1**	**1.07**	**1.07**	**1,640**	**2022**	**15**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**231,360**	**60,330**	**291,690**	**177.86**	Dwelling Factor	**1**
RCNLD	**196,660**	**51,280**	**247,940**	**151.18**	Dwelling Value	**247,940**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,640**			
	BMF	**660**	**0**	**50.27**	**33,180**
	OPF	**80**	**0**	**37.75**	**3,020**
	BMU	**960**	**0**	**25.14**	**24,130**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**253,500**
TOTAL APPRAISAL	**313,500**
GREENBELT APR	
ASSESSMENT	**78,375**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**313,500**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**2001**	**2001**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
WDK	**Wood Deck**	**2001**	**2001**	**200**	**C**	**1**	**10 X 20**		**20.85**	**AV**	**4,170**	**37**		**1**	**1,540**
PTO	**Patio**	**2001**	**2001**	**336**	**C**	**1**	**14 X 24**		**7.8274**	**AV**	**2,630**	**37**		**1**	**970**

Total OBY Value **5,510**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**147**	**150**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
11/24/2015	**R2348**	**1006**	**198,000**	**198,000**	**I**	**WD**	**A**	**LUCERO PATRICK ETUX CAROL**
09/21/2007	**R2006**	**1072**						**SMITH WANDA H**
12/30/2002	**R1672**	**200**						**SMITH WAYNE ETUX**
08/30/2000	**R1500**	**370**	**17,000**	**17,000**	**V**	**WD**	**A**	**SMITH WAYNE ETUX**

NOTES

R22: CHG DRW VAL PER 32 *CB - 22: ADD PTO, CHG WDK PER 51 *CB

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $330,000.00.

Affiant

Subscribed and sworn before me this the 27th day of July, 2021.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bradley J. Imburgia and Michelle N. Imburgia 1113 Dover Drive Columbia, TN 38401	Churchill Mortgage Corporation 1749 Mallory Lane, Suite 100 Brentwood, TN 37027	066F A 019.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHEN DICK, AN UNMARRIED MAN, AND SHARI DICK, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRADLEY J. IMBURGIA AND MICHELLE N. IMBURGIA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Maury County, State of Tennessee, described as follows:

Land in Maury County, Tennessee and being more particularly described as Lot 54 in the Carriage Hills Subdivision, Section 2, as shown by Final Plat of record in Plat Book 8, page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shari Dick and Stephen Dick, wife and husband, by deed dated 01/28/2019, from Michael G. Lester and wife, Melissa K. Lester, of record in Book R2539, page 775, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1113 Dover Drive, Columbia, TN 38401.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BK/PG: R2754/651-652
21016201

2 PGS:AL-WARRANTY DEED	
JANE BATCH: 253027	07/28/2021 - 09:35 AM
VALUE	330000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1221.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1234.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1113 DOVER DR
Property Address
Ownership and Mailing Address
IMBURGIA BRADLEY J ETUX MICHELLE N
1113 DOVER DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **54** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **100.00X160.97 IRR**

TAX YEAR 2023
MAURY

JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
060	066F	A	019.00		000

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **2 Story Frame** Heating/Air **7 Heat And Cooling Split**
Exterior Wall **04 Siding Average** Attic
Heating Fuel

Year Built	1996	Eff Yr Built	2014	Rooms	0	Bedrooms	0
Full Baths		Half Baths		Add'l Fixtures	9	Total Fixtures	9
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab	Add'l Sty
Info Src	3	Occ	1	Rental: Src		Year 0	Amount 0 Sched

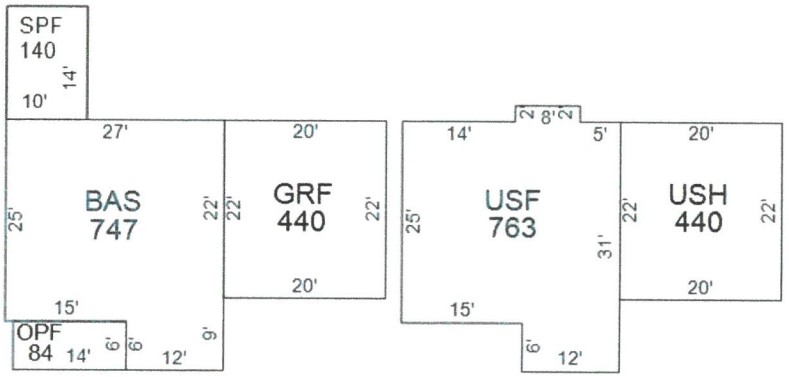
Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

Quality **1+ : Average +** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **10** Other Phys Functional External % Good **90**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
747	.539	1	1	1.07	1,774	2022	8	1.00

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	114,300	153,580	267,880	151.00	Dwelling Factor	1
RCNLD	102,870	138,230	241,100	135.91	Dwelling Value	241,100

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	747			
	USF	763	100	113.12	86,310
	OPF	84	0	37.74	3,170
	GRF	440	0	62.84	27,650
	USH	440	60	62.84	27,650
	SPF	140	0	62.86	8,800



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	259,700
TOTAL APPRAISAL	319,700
GREENBELT APR	
ASSESSMENT	79,925
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

	Value
COST	319,700
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **1 Rolling**
Road Type **0 Us Highway**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	Wood Deck	1996	1996	168	C	1	14X12		20.8333	AV	3,500	22		1	770
DRW	Driveway	1996	1996	1	C	1			4000	UN	4,000	100		1	4,000
POL	Swimming Pool	1997	2010	512	D	1	16X32		67.6172	FR	34,620	40		1	13,850

Total OBY Value 18,620

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	32

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	U	22	01		100	160	1	60,000.00							100	60,000.00	60,000
					Totals:		1										60,000

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
07/26/2021	R2754	651	330,000	330,000	I	WD	A	IMBURGIA BRADLEY J ETUX MICHELLE
01/28/2019	R2539	775	285,000	285,000	I	WD	A	DICK SHARI ETVIR STEPHEN
04/29/2005	R1855	575	165,900	165,900	I	WD	A	LESTER MICHAEL G ETUX
05/30/1997	1332	668	115,005	115,005	I	WD	A	BEDFORD CARL C ETUX

NOTES

R18: CHG QLTY PER 32 *CB - R22: CHG DRW VAL PER 32 *CB
R22: ADD OPF, CHG POL EYB PER 41 *CB - 22: CHG OPF/SPF PER 51 *CB

Address New Owner And return deed to: Benjamin F. Inman, Jr. 1118 Dover Columbia, TN 38401	Send Tax Bills to: NEW OWNER	Drafted by: Paul J. Fealk 019252 UAW Legal Services Plan 100 Stephen P. Yokich Parkway, P.O. Box 1797 Spring Hill, TN 37174

QUITCLAIM DEED

P/U BY:

KNOW ALL BY THESE PRESENTS that Delaine C. Inman, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Benjamin F. Inman, Jr., his heirs successors and assigns, her entire right, title and interest in and to a certain tract or parcel of land in Maury County, Tennessee, described as follows:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 44, Carriage Hills Subdivision, Section 2, Phase 1, as shown on plat of record in Plat Book 8, page 82, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Benjamin F. Inman, Jr and wife, Delaine C. Inman, by deed of record in Book R1457, Page 924, Register's Office for Maury County, Tennessee.

Map 66F Group A Parcel 9

This is improved property commonly known as 1118 Dover Drive, Columbia, Tennessee 38401.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 21ST day of June, 2004.

Delaine C. Inman

Delaine C. Inman

STATE OF TENNESSEE)
COUNTY OF Perry)

Personally appeared before me, Delaine C. Inman, the undersigned Notary Public in and for said County and State, the within named grantor, Delaine C. Inman, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 21 day of, June, 2004.

Janet Hester

Notary Public
My commission expires : Nov. 15, 2005

THIS TRANSFER IS EXEMPT FROM RECORDATION TAX PURSUANT TO TENN. CODE ANN.67-4-409(a) (3)(A): Creation or dissolution of tenancy by the entirety by the conveyance from one (1) spouse to the other; AND NO OATH OF VALUE SHALL BE REQUIRED FOR THIS TRANSACTION AS PROVIDED IN TENN. CODE ANN.67-4-409((5).

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1118 DOVER DR
Property Address
Ownership and Mailing Address

INMAN BENJAMIN F JR
1118 DOVER DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **44** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **169.57X251.66 IRR**

TAX YEAR 2023
MAURY

060	066F	A	009.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1991**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**8**	Total Fixtures	**8**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

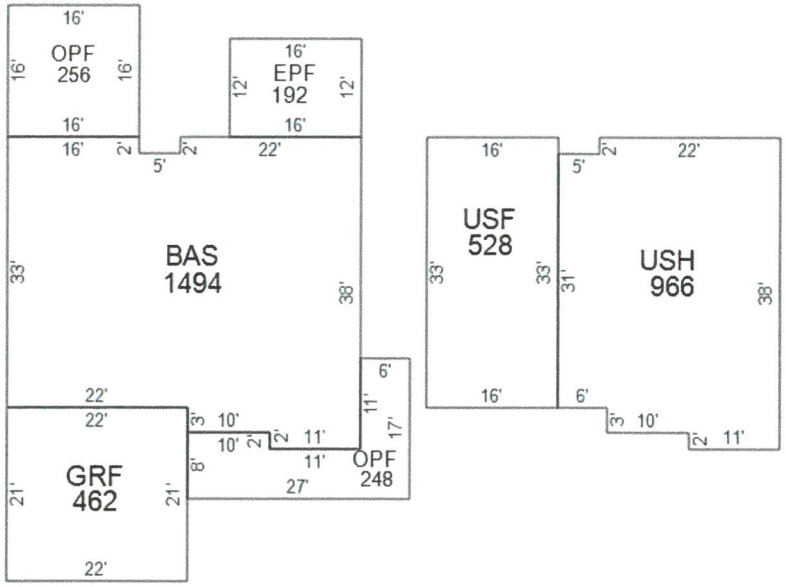
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality **1+ : Average +** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,494	**.996**	**1**	**1**	**1.07**	**2,602**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete
RCN	**198,520**	**187,770**	**386,290**	**148.46**	Dwelling Factor **1**
RCNLD	**158,820**	**150,210**	**309,030**	**118.77**	Dwelling Value **309,030**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,494**			
	USF	**528**	**100**	**113.13**	**59,730**
	EPF	**192**	**0**	**100.57**	**19,310**
	OPF	**256**	**0**	**37.70**	**9,650**
	OPF	**248**	**0**	**37.70**	**9,350**
	GRF	**462**	**0**	**62.84**	**29,030**
	USH	**966**	**60**	**62.84**	**60,700**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**314,600**
TOTAL APPRAISAL	**374,600**
GREENBELT APR	
ASSESSMENT	**93,650**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**374,600**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **1 Rolling**
Road Type **0 Us Highway**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1991**	**1991**	**396**	**C**	**1**	**22X18**		**15.4798**	**AV**	**6,130**	**10**		**1**	**610**
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
UTB	**Utility Building**	**2000**	**2000**	**140**	**C**	**1**	**10X14**		**25.2857**	**AV**	**3,540**	**56**		**1**	**1,980**

Total OBY Value **5,590**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**169**	**251**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/21/2004	**R1805**	**378**						**INMAN BENJAMIN F JR**
10/29/1999	**R1457**	**924**	**156,500**	**156,500**	**I**	**WD**	**A**	**INMAN BENJAMIN F JR ETUX**
10/24/1997	**1350**	**486**	**134,000**	**134,000**	**I**	**WD**	**A**	**MCSHURLEY BRUCE A ETUX**
06/29/1995	**1261**	**597**	**126,000**	**126,000**	**I**	**WD**	**A**	**GREEN JAMES ANTHONY ETUX**

NOTES

ADD OPF & UTB PER 32*FN06VI*QUAL TO 01 INCR LAND PRICE*R06FN*CHG AREA CODE*FN
CHG EYB INCR DRWY PRICE CHG OPF TO EPF*R10/32*FN - CHG EYB*R10/42*FN
R22: CHG DRW VAL PER 32 *CB

RE1001CH.L43
This Instrument Prepared By:
R. W. Hardison
Edwards & Hardison, Attorneys at Law
805 South Garden Street
Post Office Box 334
Columbia, Tennessee 38402-0334

GENERAL WARRANTY DEED

This indenture is made and entered into this 28th day of June, 1991 between Larry G. Reaves, and wife, Sharon G. Reaves (hereinafter referred to as "GRANTOR") and David Francis Goodness, and wife, Patsy Goodness (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as Lot 43 in the Carriage Hills Subdivision, Section 2, Phase 1, as shown by map of record in Plat Book 8 at page 82 in the Maury County, Tennessee Register of Deeds office.

BEING the same property conveyed to Larry G. Reaves, and wife, Sharon G. Reaves by instrument of record in Book 1109 at page 118 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel # 66-66-8.00 P/O

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for covenants, conditions and restrictions of record in Book 853 at Page 210 in the Maury County, Tennessee Registers of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Larry G. Reaves

Larry G. Reaves

Sharon G. Reaves

Sharon G. Reaves

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1116 DOVER DR
Property Address
Ownership and Mailing Address
GOODNESS DAVID FRANCIS
ETUX PATSY
1116 DOVER DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **43** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **98.58X287.32 IRR**

TAX YEAR 2023
MAURY

060	066F	A	008.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	**4 Full-Fin**
Heating Fuel			

Year Built	**1991**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**7**	Total Fixtures	**7**
Wood FP Stacks		Openings		Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

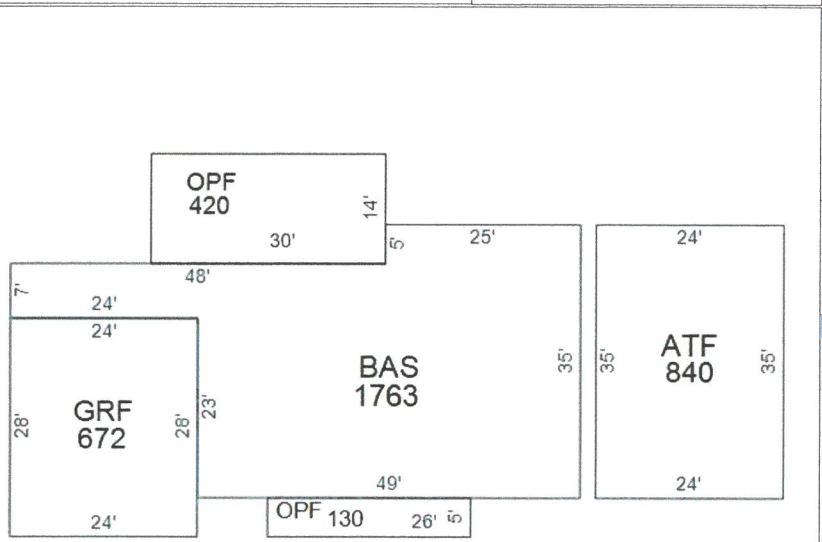
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,763	**1.157**	**1**	**1**	**1.07**	**1,763**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**223,960**	**84,080**	**308,040**	**174.72**	Dwelling Factor	**1**
RCNLD	**179,170**	**67,260**	**246,430**	**139.78**	Dwelling Value	**246,430**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,763**			
	OPF	**130**	**0**	**37.69**	**4,900**
	GRF	**672**	**0**	**62.84**	**42,230**
	ATF	**840**	**0**	**25.13**	**21,110**
	OPF	**420**	**0**	**37.71**	**15,840**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**247,400**
TOTAL APPRAISAL	**307,400**
GREENBELT APR	
ASSESSMENT	**76,850**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**307,400**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**1000**	**UN**	**1,000**	**100**		**1**	**1,000**

Total OBY Value
1,000

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**98**	**287**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/28/1991	**1121**	**421**	**98,900**	**98,900**	**I**	**WD**	**M**	**GOODNESS DAIVD FRANCIS**
01/09/1991	**1109**	**118**	**17,900**	**17,900**	**V**	**WD**	**H**	**REAVES LARRY G**
04/17/1990	**835**	**71**						**PARKS-REAVES PROPERTIES**

NOTES

ADD DRWY PER 32*FN06VI - INCR LAND PRICE*R06FN - CHG AREA CODE*R06JS
CHG AREA CODE*FN - R18: CHG QLTY PER 32 *CB - 19:CHG EYB PER 45*PB
21: ADD OPF PER 50 *CB

WARRANTY DEED

Mail:

BROKER TITLE & ESCROW LLC
1404 17TH AVE SO
NASHVILLE TN 37212

J-SB-P-20-1121

STATE OF TENNESSEE
COUNTY OF MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11.8.2021
(AFFIX SEAL)

GREG FAIRBETTER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE My Commission Expires NOV 8 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rafael De Jesus Garcia and Carla J. Martinez Macias	**New Owner**	
(NAME)	(NAME)	**066F-A-017.00**
1121 Dover Drive		
(ADDRESS)	(ADDRESS)	
Columbia, TN 38401		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JMAY, LLC, A NEVADA LIMITED LIABILITY COMPANY, SERIES 35, THE 1121 DOVER DRIVE SERIES THEREOF,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAFAEL DE JESUS GARCIA AND CARLA J. MARTINEZ MACIAS, BOTH UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **MAURY** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Maury County, Tennessee, being Lot No. 52, The Carriage Hills Subdivision, Section 2, as shown on plat of record in Plat Book 8, Page 82, in the Register's Office for Maury County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jmay, LLC, a Nevada Limited Liability Company, Series 35, The 1121 Dover Drive Series Thereof by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Book R2616, page 683, Register's Office for Maury County, Tennessee, dated February 18, 2020 and recorded on March 02, 2020.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 8, Page 82, Register's Office for Maury County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 853, Page 210, in the Register's Office for Maury County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1121 Dover Drive, Columbia, Tennessee 38401**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BK/PG: R2663/419-420
20013163

2 PGS:AL-WARRANTY DEED	
NANCY BATCH: 232734	08/03/2020 - 10:00 AM
VALUE	278000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1028.60
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1041.60

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1121 DOVER DR	Subdivision **CARRIAGE HILLS SEC 2**				**TAX YEAR 2023**	060	066F	A	017.00		000
Property Address	BK **8**	PG **82**	BLOCK	LOT **52**	TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv					City **60156 Columbia**		Map **066F**		Updated 10/27/2022		
GARCIA RAFAEL DE JESUS &	BK	PG	BLOCK	LOT	TRACT	SSD1		Dist **03**		Printed 03/17/2023		
CARLA J MARTINEZ MACIAS	Additional Description					SSD2						
1121 DOVER DR						Total Land Units **1**				Card: 1 of 1		
COLUMBIA TN 38401	Dimensions **138.81X157.82 IRR**					Deed Acres **0**						
						Calculated Acres **0**				Page: 1 of 1		

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**3 Part Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**12 Brick/Wood**	Attic	
Heating Fuel			

Year Built	**1999**	Eff Yr Built	**2010**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**8**	Total Fixtures	**8**
Wood FP Stacks		Openings		Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**	Amount **0**		Sched

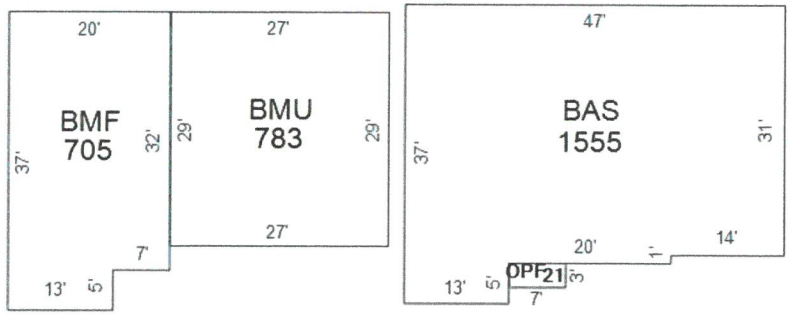
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**02 L-Shaped**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**15**	Other Phys	Functional	External	% Good **85**

	Factors							
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,555	**1.033**	**1**	**1.021**	**1.07**	**1,555**	**2022**	**12**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**205,710**	**55,920**	**261,630**	**168.25**	Dwelling Factor	**1**
RCNLD	**174,850**	**47,530**	**222,380**	**143.01**	Dwelling Value	**222,380**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,555**			
	BMF	**705**	**0**	**50.28**	**35,450**
	OPF	**21**	**0**	**37.62**	**790**
	BMU	**783**	**0**	**25.13**	**19,680**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**225,000**
TOTAL APPRAISAL	**285,000**
GREENBELT APR	
ASSESSMENT	**71,250**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**285,000**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006** By **32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1997**	**1997**	**120**	**C**	**1**	**10X12**		**20.8333**	**AV**	**2,500**	**25**		**1**	**630**
DRW	**Driveway**	**1997**	**1997**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**

Total OBY Value **2,630**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**138**	**157**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
						Totals:	**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
07/30/2020	**R2653**	**419**	**278,000**	**278,000**	**I**	**WD**	**A**	**GARCIA RAFAEL DE JESUS &**
02/18/2020	**R2616**	**683**	**181,000**	**181,000**	**I**	**WD**	**N**	**JMAY LLC SERIES 35**
02/18/2020	**R2616**	**678**	**175,000**	**175,000**	**I**	**WD**	**N**	**MUSIC CITY HOLDINGS LLC**
07/12/2019	**R2568**	**487**	**176,278**	**176,278**		**TR**		**WILMINGTON SAVINGS FUND SOCIETY I**

NOTES

INCR LAND PR*R06FN*CHG AREA CO*R06JS*08:M/A CHG PER OWNER*JG
CHG AREA CODE*FN*INCR DRWY PRICE CHG EYB*FN*CHG EYB*R10/42*
FN*CHG M/A PER OWNR-NH*R14:32 CHG EFF AGE*LDS
R18: CHG QLTY PER 32 *CB.20*CHG MA C/O NEW OWNER-MS

PREPARED BY JI
Homeland Title LLC
126 Kedron Parkway
Spring Hill TN 37174

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Benjamin W. Farris and wife Rebecca R. Farris,** FIRST PARTY, which expression shall include heirs, personal representatives and assigns, and **Alan J. Doscher and Ashley J. Doscher, husband and wife, SECOND** PARTY, which expression shall include heirs, personal representatives and assigns.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Maury County, Tennessee, being Lot 53, SECTION 2, PHASE 1, CARRIAGE HILLS, as shown on plat of record in Plat Book 8, Page 82, in the Register's Office, Maury County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Benjamin W. Farris and Rebecca R. Farris, husband and wife by Warranty Deed from Ryan Heichelbech and wife, Megan Heichelbech, recorded on the 23rd day of September, 2013 in Book R2251, Page 1361, in the Register's Office of Maury County, Tennessee.
>
> Map 66F, Group A, Parcel 18.00
>
> Same description as in prior deed
>
> Property Address (for approximate identification only): 1117 Dover Drive Columbia, TN 38401

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1117 DOVER DR
Property Address
Ownership and Mailing Address
DOSCHER ALAN J ETUX ASHLEY J
1117 DOVER DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **53** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **100.00X159.39 IRR**

TAX YEAR 2023
MAURY

060	066F	A	018.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **3 Part Basement**
Stories **1 Story Frame** Heating/Air **7 Heat And Cooling Split**
Exterior Wall **12 Brick/Wood** Attic
Heating Fuel

Year Built	Eff Yr Built	Rooms	Bedrooms
2002	**2010**	**0**	**0**

Full Baths	Half Baths	Add'l Fixtures	Total Fixtures
		7	**7**

Wood FP Stacks	Openings	Add'l Sty	PreFab	Add'l Sty
1	**1**			

Info Src	Occ	Rental: Src	Year	Amount	Sched
3	**1**		**0**	**0**	

Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality **1+ : Average +** Condition **Average** Class:

Prorate	Date	Factor	% Comp	Cost & Design
				0

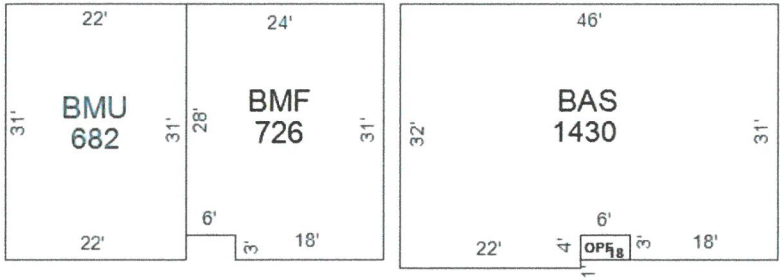
Depr: Physical	Other Phys	Functional	External	% Good
15				**85**

	Factors							
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,430	**.958**	**1**	**1.021**	**1.07**	**1,430**	**2022**	**12**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt
RCN	**197,330**	**54,320**	**251,650**	**175.98**
RCNLD	**167,730**	**46,180**	**213,910**	**149.59**

% Complete
Dwelling Factor **1**
Dwelling Value **213,910**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,430**			
	BMF	**726**	**0**	**50.28**	**36,500**
	BMU	**682**	**0**	**25.13**	**17,140**
	OPF	**18**	**0**	**37.78**	**680**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**216,500**
TOTAL APPRAISAL	**276,500**
GREENBELT APR	
ASSESSMENT	**69,125**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**276,500**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **1 Rolling**
Road Type **0 Us Highway**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
PTO	**Patio**	**1991**	**1991**	**300**	**C**	**1**	**12 X 25**		**8.1667**	**AV**	**2,450**	**10**		**1**	**250**
WDK	**Wood Deck**	**1991**	**1991**	**140**	**C**	**1**	**10 X 14**		**20.8571**	**AV**	**2,920**	**10**		**1**	**290**
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**

Total OBY Value
2,540

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**100**	**159**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
04/02/2019	**R2549**	**776**	**260,000**	**260,000**	**I**	**WD**	**A**	**DOSCHER ALAN J ETUX ASHLEY J**
09/20/2013	**R2251**	**1361**	**178,000**	**178,000**	**I**	**WD**	**A**	**FARRIS BENJAMIN W ETUX**
11/14/2012	**R2211**	**1200**			**I**	**QC**	**A**	**HEICHELBECH RYAN ETUX**
08/23/2012	**R2202**	**866**	**69,470**	**69,470**	**I**	**TR**	**G**	**HEICHELBECH DAN**

NOTES

R14:32*LDS - R22: CHG DRW VAL PER 32 *CB - 22: CHG PTO, WDK, PP-UTB PER 51 *CB

Prepared by & Return to:
TransContinental Title Co.
4033 Tampa Rd Suite 101
Oldsmar, FL 34677
800-225-7897

BK/PG:R1884/1267-1269
05016113

3 PGS : AL - QUITCLAIM DEED	
SUSIE BATCH: 40684	
10/19/2005 - 09:20 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
2605 Enterprise Road East
Suite 155
Clearwater, Florida 33759

D#10-340207-3
T-697680

QUIT CLAIM DEED

Return to mail tax statements to:
KELLIE L. CONGER
1109 DOVER DRIVE
COLUMBIA, TN 38401

Property Tax ID#: 066F-A-020-00

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, KELLIE L. CONGER, Married To, KEVIN RAY CONGER, as Grantor, and KELLIE L. CONGER, a married person, KEVIN RAY CONGER, a married person, Joint Tenants w/ rights of survivorship as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in MAURY County, Tennessee, to wit:

"SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A" INCLUDED HEREWITH AND MADE A PART HEREOF"

PROPERTY ADDRESS:
1109 DOVER DRIVE
COLUMBIA, TN 38401

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1109 DOVER DR
Property Address
Ownership and Mailing Address

CONGER KELLIE L &
KEVIN RAY CONGER
1109 DOVER DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **55** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **104.94X160.97 IRR**

TAX YEAR 2023
MAURY

060	066F	A	020.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **1 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **04 Siding Average** Attic
Heating Fuel

Year Built	Eff Yr Built	Rooms	Bedrooms
1991	**2006**	**0**	**0**

Full Baths	Half Baths	Add'l Fixtures	Total Fixtures
		7	**7**

Wood FP Stacks	Openings	Add'l Sty	PreFab	Add'l Sty
1	**1**			

Info Src	Occ	Rental: Src	Year	Amount	Sched
3	**1**		**0**	**0**	

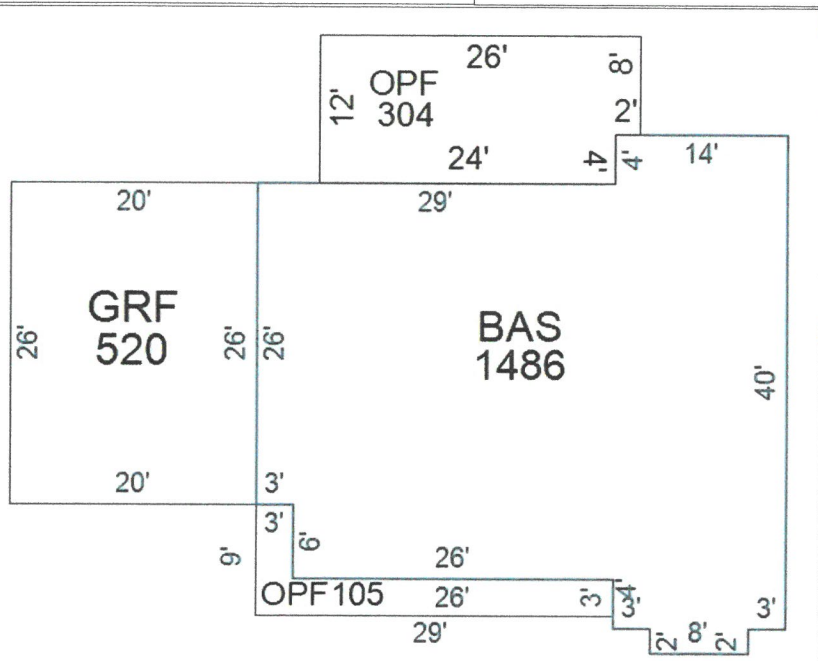
Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

Quality **1+ : Average +** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,486	**.991**	**1**	**1**	**1.07**	**1,486**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete
RCN	**196,040**	**48,100**	**244,140**	**164.29**	Dwelling Factor **1**
RCNLD	**156,830**	**38,480**	**195,310**	**131.43**	Dwelling Value **195,310**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,486**			
	OPF	**105**	**0**	**37.71**	**3,960**
	GRF	**520**	**0**	**62.85**	**32,680**
	OPF	**304**	**0**	**37.70**	**11,460**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**198,700**
TOTAL APPRAISAL	**258,700**
GREENBELT APR	
ASSESSMENT	**64,675**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**258,700**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **1 Rolling**
Road Type **0 Us Highway**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1991**	**2000**	**200**	**C**	**1**	**IRR**		**20.85**	**AV**	**4,170**	**34**		**1**	**1,420**
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**

Total OBY Value **3,420**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**104**	**160**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
10/07/2005	**R1884**	**1267**						**CONGER KELLIE L &**
08/31/1992	**1158**	**1**	**93,000**	**93,000**	**I**	**WD**	**A**	**CONGER KEVIN RAY**
07/29/1991	**1123**	**922**	**17,900**	**17,900**	**V**	**WD**	**M**	**ROSCOE MICHAEL**
04/17/1990	**835**	**71**						**PARKS-REAVES PROPERTIES**

NOTES

R22: CHG WDK EYB, DRW VAL PER 32 *CB - 22: ADD OPF PER 51 *CB

(1)

BK/PG: R2405/452-453
16016462

2 PGS:AL-WARRANTY DEED	
NANCY BATCH: 180095	12/02/2016 - 10:25 AM
VALUE	185000.00
MORTGAGE TAX	0.00
TRANSFER TAX	684.50
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	697.50

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

Prepared by:
Security Title & Escrow Co., LLC
Columbia, Tennessee 38402-1431

Return to Security Title & Escrow Company

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Charles L. Mann, Jr. or Hazel M. Mann, Trustees of the Charles L. Mann, Jr. and/or Hazel M. Mann Revocable Living Trust dated August 13, 2005,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Wesley D. Andrews and Stephanie Andrews, husband and wife,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in the Third (3rd) Civil District of Maury County, Tennessee and being Lot 41, Carriage Hills Subdivision, Section 2, Phase 1, as shown on plat of record in Plat Book 8, Page 82, Register's Office of Maury County, Tennessee.

BEING the same property conveyed to Charles L. Mann, Jr. or Hazel M. Mann, Trustees of the Charles L. Mann, Jr. and/or Hazel M. Mann Revocable Living Trust dated August 13, 2005 by deed dated May 11, 2009 of record in Book R2078, Page 206, Register's Office of Maury County, Tennessee.

Map 66F, Group A, Parcel 6

Property Address: 1108 Dover Drive, Columbia, TN 38401

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **MAURY** County, Tennessee Register of Deeds office.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1108 DOVER DR
Property Address
Ownership and Mailing Address
ANDREWS WESLEY D ETUX STEPHANIE
1108 DOVER DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **41** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **131.04X175.00 IRR**

TAX YEAR 2023
MAURY

JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
060	066F	A	006.00		000

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **2 Story Frame** Heating/Air **7 Heat And Cooling Split**
Exterior Wall **04 Siding Average** Attic
Heating Fuel

Year Built	Eff Yr Built	Rooms	Bedrooms
1991	2006	0	0

Full Baths	Half Baths	Add'l Fixtures	Total Fixtures
		9	9

Wood FP Stacks	Openings	Add'l Sty	PreFab	Add'l Sty

Info Src	Occ	Rental: Src	Year	Amount	Sched
3	1		0	0	

Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

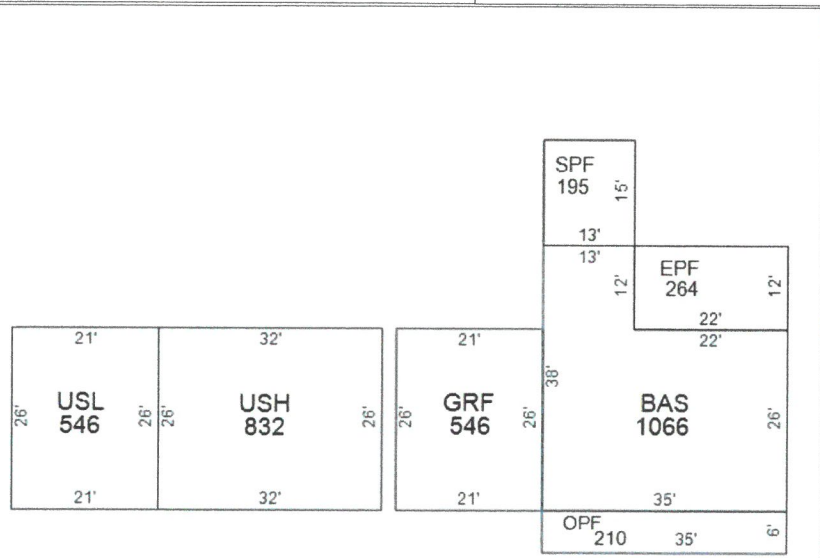
Quality **1+ : Average +** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,066	.737	1	1	1.07	1,729	2022	16	1.00

	Base Dwelling	Add'l Areas	Total	$/SqFt
RCN	149,160	153,890	303,050	175.27
RCNLD	119,330	123,110	242,440	140.22

% Complete
Dwelling Factor **1**
Dwelling Value **242,440**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	1,066			
	OPF	210	0	37.71	7,920
	GRF	546	0	62.84	34,310
	USH	832	60	62.84	52,280
	USL	546	30	37.71	20,590
	EPF	264	0	100.53	26,540
	SPF	195	0	62.82	12,250



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	248,100
TOTAL APPRAISAL	308,100
GREENBELT APR	
ASSESSMENT	77,025
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

	Value
COST	308,100
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **1 Rolling**
Road Type **0 Us Highway**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	Wood Deck	2006	2006	352	C	1	16 X 22		16.2784	AV	5,730	52		1	2,980
DRW	Driveway	1991	1991	1	C	1			1500	UN	1,500	100		1	1,500
UTB	Utility Building	1996	1996	100	C	1	10X10		25.3	AV	2,530	48		1	1,210

Total OBY Value 5,690

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	34

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	U	22	01		131	175	1	60,000.00							100	60,000.00	60,000
					Totals:		1										60,000

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
11/29/2016	R2405	452	185,000	185,000	I	WD	A	ANDREWS WESLEY D ETUX STEPHANIE
05/11/2009	R2078	206						MANN CHARLES L JR OR HAZEL
07/26/1991	1123	654	99,500	99,500	V	WD	M	MANN CHARLES LYNWOOD
04/03/1991	1114	474	17,900	17,900	V	WD	M	REAVES LARRY G

NOTES

CHG SPU TO EPU PER 32*FN06VI*INCR LAND PRICE*R06FN
CHG AREA CODE*R06JS*CHG AREA CODE*FN*INCR DRWY PRICE
CHG EYB ON WD DECK*R10/32*FN*R2078-206 LIV TRUST*JG
15:32 CHG DWELLING REMEASURE HSE*LDS

BK/PG:R1721/940-941

03106048

2 PGS : AL - WARRANTY DEED	
SUSIE BATCH: 3583	
06/30/2003 - 08:48 AM	
VALUE	116000.00
MORTGAGE TAX	0.00
TRANSFER TAX	429.20
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	442.20

STATE of TENNESSEE, MAURY COUNTY

L WAYNE WHITE
REGISTER OF DEEDS

PREPARED BY:
JAMES T. DUBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Christ Our Savior Evangelical Lutheran Church, FIRST PARTY, which expression shall include successors and assigns, and Charles Alwin Westra and wife, Debra Dawn Westra, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 19, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Book 1165, Page 208, Register's Office of Maury County, Tennessee.
>
> Map 66K, Group A, Parcel 34.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511, and Book 733, Page 432, Register's Office of Maury County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1100 DOVER DR
Property Address
Ownership and Mailing Address
WESTRA CHARLES ALWIN ETUX
DEBRA DAWN
1100 DOVER DR
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **0019** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **140X134.37 IRR**

TAX YEAR 2023
MAURY

060	066K	A	034.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **4 Full Basement**
Stories **1 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **11 Common Brick** Attic
Heating Fuel

Year Built	**1993**	Eff Yr Built	**2002**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**10**	Total Fixtures	**10**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

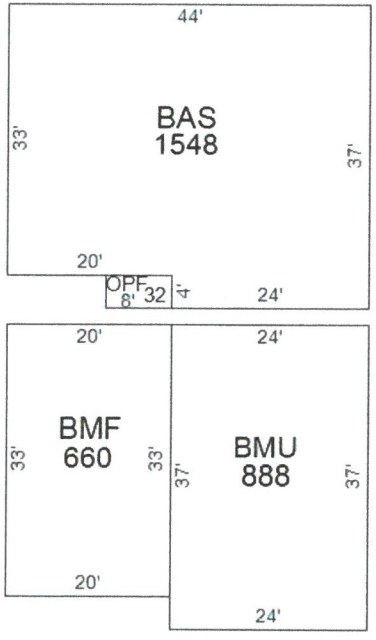
Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **01 Floor Only**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,548	**1.028**	**1**	**1.07**	**1.21**	**1,548**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**250,170**	**64,130**	**314,300**	**203.04**	Dwelling Factor	**1**
RCNLD	**200,140**	**51,300**	**251,440**	**162.43**	Dwelling Value	**251,440**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,548**			
	BMF	**660**	**0**	**56.86**	**37,530**
	OPF	**32**	**0**	**42.5**	**1,360**
	BMU	**888**	**0**	**28.42**	**25,240**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**253,500**
TOTAL APPRAISAL	**313,500**
GREENBELT APR	
ASSESSMENT	**78,375**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**313,500**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **01 Public / Public**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1993**	**1993**	**224**	**C**	**1**	**14X16**		**19.8214**	**AV**	**4,440**	**13**		**1**	**580**
DRW	**Driveway**	**1993**	**2005**	**1**	**C**	**1**			**1500**	**UN**	**1,500**	**100**		**1**	**1,500**

Total OBY Value **2,080**

ENTRANCES

Date	Code	ID
07/09/2003	**01 Bldg Apr**	**45**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**140**	**134**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/26/2003	**R1721**	**940**	**116,000**	**116,000**	**I**	**WD**	**F**	**WESTRA CHARLES ALWIN ETUX**
11/16/1992	**1165**	**208**	**17,900**	**17,900**	**V**	**WD**	**A**	**CHRIST OUR SAVIOR EVANGELI**
04/17/1990	**835**	**71**	**10**	**10**	**V**	**WD**	**M**	**PARKS REAVES PROPERTIES**
04/16/1990	**835**	**65**	**355,750**	**355,750**	**V**	**WD**	**M**	**PARKS ROBERT S**

NOTES

INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN
CHG CAB,PAINT, ELEC, ADD FRPL*R10/32*FN - R22: CHG WDK EYB PER 32 *CB

STATE OF TENNESSEE
COUNTY OF MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Diane McKee, GRI
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 19 93

Carlene Messick
Notary Public

MY COMMISSION EXPIRES: 5-22-95
(AFFIX SEAL)

CARLENE MESSICK NOTARY PUBLIC STATE OF TENNESSEE LAW

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cristi Secrest (NAME)	Atlantic Coast Mortgage Company (NAME)	MAP 066F
1104 Dover Drive (ADDRESS)	12700 Fair Lakes Circle, Suite 400 (ADDRESS)	GROUP A
Columbia, TN 38401 (CITY) (STATE) (ZIP)	Farifax, VA 22033 (CITY) (STATE) (ZIP)	PARCEL 00100

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard L. Hawkersmith and wife, Dawn O. Hawkersmith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cristi Secrest , a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Maury COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 38 on the Plan of Carriage Hills Subdivision, Section 2, Phase I, as of record in Plat Book 8, page 82, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard L. Hawkersmith and wife, Dawn O. Hawkersmith by deed from Richard H. Fleeman of record in Book 1143, page 17, Register's Office for Maury County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 19 of May 19 93 at 2:10 o'clock P M
Note Book 15 Page 547 Receipt #22887 Recording Fee 8.00
State Tax 329.30 Probate Fee 1.00 Total 338.30
Book 1182 Page 102, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS L. Wayne White

unimproved ( )
This is improved (X) property, known as 1104 Dover Drive, Columbia, TN 38401
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 26th day of February 19 93

Richard L. Hawkersmith
Richard L. Hawkersmith

Dawn O. Hawkersmith
Dawn O. Hawkersmith

DCTTN01W 12/88

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1104 DOVER DR	Subdivision **CARRIAGE HILLS SEC 2**				**TAX YEAR 2023**	**060**	**066F**	**A**	**001.00**		**000**
Property Address	BK **8**	PG **82**	BLOCK	LOT **38**	TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv					City **60156 Columbia**		Map **066F**		Updated 10/27/2022	
SECREST CRISTI	BK	PG	BLOCK	LOT	TRACT	SSD1		Dist **03**		Printed 03/17/2023	
1104 DOVER DR	Additional Description					SSD2					
COLUMBIA TN 38401	Dimensions **137.30X130.55 IRR**					Total Land Units **1**		Card: 1 of 1			
						Deed Acres **0**					
						Calculated Acres **0**		Page: 1 of 1			

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built **1991**	Eff Yr Built **2006**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **6**	Total Fixtures **6**				
Wood FP Stacks **1**	Openings **1**	Add'l Sty	PreFab	Add'l Sty			
Info Src **2**	Occ **1**	Rental: Src	Year **0**	Amount **0**	Sched		

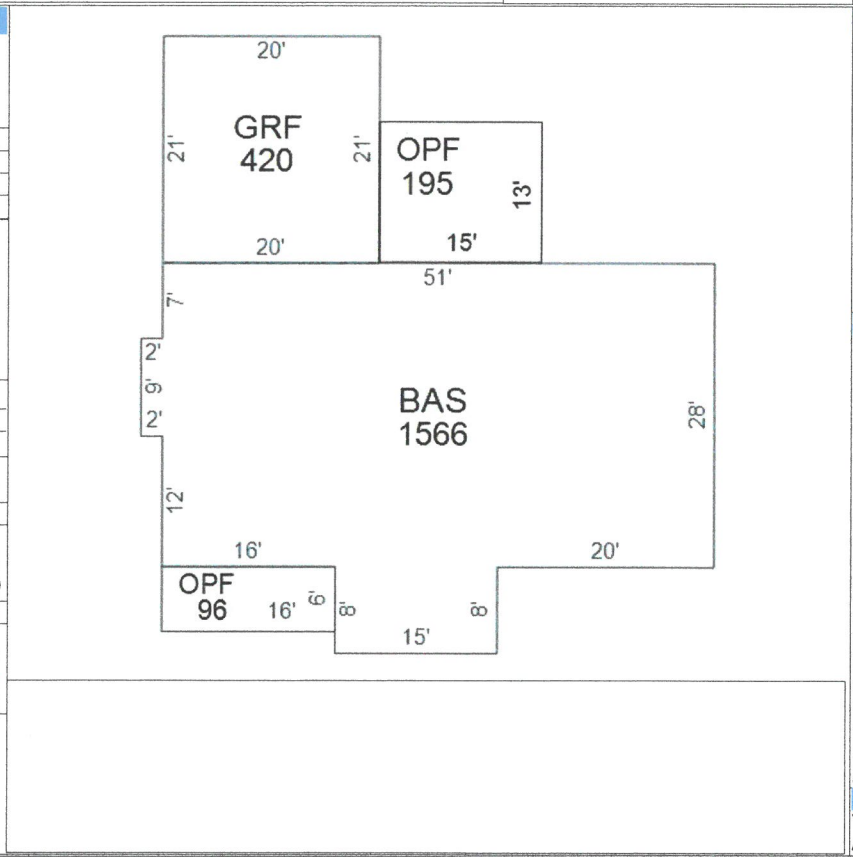
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,566	**1.039**	**1**	**1**	**1.21**	**1,566**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**230,410**	**42,250**	**272,660**	**174.11**	Dwelling Factor	**1**
RCNLD	**184,330**	**33,800**	**218,130**	**139.29**	Dwelling Value	**218,130**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,566**			
	OPF	**96**	**0**	**42.60**	**4,090**
	GRF	**420**	**0**	**71.07**	**29,850**
	OPF	**195**	**0**	**42.62**	**8,310**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**223,700**
TOTAL APPRAISAL	**283,700**
GREENBELT APR	
ASSESSMENT	**70,925**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**283,700**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**500**	**UN**	**500**	**100**		**1**	**500**
GAZ	**Gazebo**	**2006**	**2006**	**64**	**B**	**1**	**8 X 8**		**83.125**	**GD**	**5,320**	**76**		**1**	**4,040**
WDK	**Wood Deck**	**2010**	**2010**	**80**	**C**	**1**	**8 X 10**		**20.875**	**AV**	**1,670**	**64**		**1**	**1,070**

Total OBY Value **5,610**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**137**	**130**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
					Totals:		**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
02/26/1993	**1182**	**102**	**89,000**	**89,000**	**I**	**WD**	**A**	**SECREST CRISTI**
03/18/1992	**1143**	**17**	**88,000**	**88,000**	**I**	**WD**	**A**	**HAWKERSMITH RICHARD L**
03/20/1991	**1113**	**333**	**17,900**	**17,900**	**V**	**WD**	**A**	**FLEEMAN RICHARD H**
04/17/1990	**835**	**71**						**PARKS-REAVES PROPERTIES**

NOTES

R14:32 DEL OPF, ADD GAZ, CHG EYB*LDS - R18: CHG QLTY, GAZ QLTY PER 32 *CB
22: ADD OPF, DEL WDK PER 51 *CB

This Instrument Prepared By:

William A. Graham
Columbia, TN 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between PHOENIX HOMES, INC., a Tennessee corporation, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and SON MINH DO AND WIFE, KATHRINE M. DO, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot 42, Carriage Hills Subdivision, Section 2, Phase 1, as shown on plat of record in Plat Book 8, Page 82, Register's Office of Maury County, Tennessee.

Legal Description obtained from prior deed.

This property is shown on the tax records of Maury County, Tennessee, as Map 66F, Group A, Parcel 7.

Being the same property conveyed to FIRST PARTY herein by deed of record in Deed Book 1111, Page 837, Register's Office of Maury County, Tennessee.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, building restrictions of record in Book 853, Page 210, Register's Office of Maury County, Tennessee, and building setback lines and utility and drainage easements as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 28 day of April, 1992.

PHOENIX HOMES, INC.

BY: _____
JOE GULLETT, JR. PRESIDENT

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JOE GULLETT, JR., with whom I am

LIBER 1146 PAGE 961

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1112 DOVER DR	Subdivision **CARRIAGE HILLS SEC 2**	**TAX YEAR 2023 MAURY**	**060**	**066F**	**A**	**007.00**		**000**
Property Address	BK **8** PG **82** BLOCK LOT **42** TRACT		JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv BK PG BLOCK LOT TRACT	City **60156 Columbia**	Map **066F**		Updated 10/27/2022			
DO SON MINH	Additional Description	SSD1	Dist **03**		Printed 03/17/2023			
ETUX KATHERINE M		SSD2	Card: 1 of 1					
1112 DOVER DR	Dimensions **100.00X392.48 IRR**	Total Land Units **1**						
COLUMBIA TN 38401		Deed Acres **0**	Page: 1 of 1					
		Calculated Acres **0**						

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**11 Common Brick**	Attic	**4 Full-Fin**
Heating Fuel			

Year Built **1992**	Eff Yr Built **2002**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **10**	Total Fixtures **10**				
Wood FP Stacks **1**	Openings **1**	Add'l Sty	PreFab	Add'l Sty			
Info Src **3**	Occ **1**	Rental: Src	Year **0**	Amount **0**	Sched		

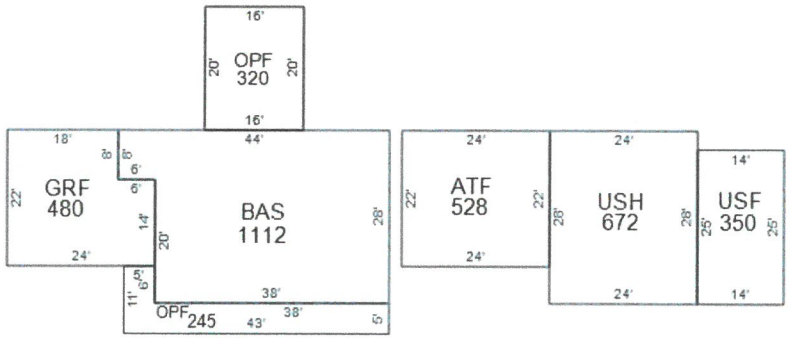
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,112	**.765**	**1**	**1.07**	**1.07**	**1,865**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**170,250**	**146,560**	**316,810**	**169.87**	Dwelling Factor	**1**
RCNLD	**136,200**	**117,250**	**253,450**	**135.90**	Dwelling Value	**253,450**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,112**			
	USF	**350**	**100**	**113.11**	**39,590**
	OPF	**245**	**0**	**37.71**	**9,240**
	GRF	**480**	**0**	**62.83**	**30,160**
	USH	**672**	**60**	**62.84**	**42,230**
	ATF	**528**	**0**	**25.13**	**13,270**
	OPF	**320**	**0**	**37.72**	**12,070**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**261,000**
TOTAL APPRAISAL	**321,000**
GREENBELT APR	
ASSESSMENT	**80,250**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**321,000**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**2014**	**2014**	**300**	**C**	**1**	**20 X 15**		**17.4333**	**AV**	**5,230**	**76**	**1**	**1**	**3,980**
DRW	**Driveway**	**1992**	**1992**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**	**1**	**1**	**2,000**
UTB	**Utility Building**	**1997**	**1997**	**120**	**C**	**1**	**10X12**		**25.25**	**AV**	**3,030**	**50**	**1**	**1**	**1,520**

Total OBY Value **7,500**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**100**	**392**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
04/28/1992	**1146**	**961**	**17,900**	**17,900**	**V**	**WD**	**A**	**DO SON MINH**
02/28/1991	**1111**	**837**	**17,900**	**17,900**	**V**	**WD**	**A**	**PHOENIX HOMES INC**
04/17/1990	**835**	**71**						**PARKS-REAVES PROPERTIES**

NOTES

CHG OPF TO SPF INCR LAND PRICE*R06FN*CHG AREA CODE*R06JS
CHG AREA CODE*FN*INCR DRWY PRICE*R10/32*FN
15:32 ADD OPF/CHG WD DECK/CHG QUA*LDS - 21: ADD TO BAS PER 50 *CB

BK/PG: R2373/191-192
16006695

2 PGS:AL-WARRANTY DEED	
SUSIE BATCH: 173060	05/25/2016 - 12:55 PM
VALUE	230000.00
MORTGAGE TAX	0.00
TRANSFER TAX	851.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	864.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

FILE

Prepared by:
Security Title & Escrow Co., LLC
Columbia, Tennessee 38402-1431

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Jacob M. Mann and wife, Melissa A. Mann,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Amy B. Vaught and husband, Joseph R. Vaught,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Located in the Third (3rd) Civil District of Maury County, Tennessee, being Lot 31, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Jacob M. Mann and wife, Melissa A. Mann by deed dated April 30, 2007 and recorded in Book R1987, Page 224, Register's Office of Maury County, Tennessee.

Map & Parcel 66K-A-17

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **MAURY** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

208 CARTERS CREEK PIKE
Property Address

Ownership and Mailing Address
VAUGHT AMY B ETVIR JOSEPH R
208 CARTERS CREEK PIKE
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **31** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **120X493.62 IRR**

TAX YEAR 2023
MAURY

060	066K	A	017.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066K** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **2 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **11 Common Brick** Attic
Heating Fuel

Year Built	Eff Yr Built	Rooms	Bedrooms
1987	**2002**	**0**	**0**

Full Baths	Half Baths	Add'l Fixtures	Total Fixtures
		9	**9**

Wood FP Stacks	Openings	Add'l Sty	PreFab	Add'l Sty

Info Src	Occ	Rental: Src	Year	Amount	Sched
0	**0**		**0**	**0**	

Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

Quality **2 : Above Average** Condition **Average** Class:

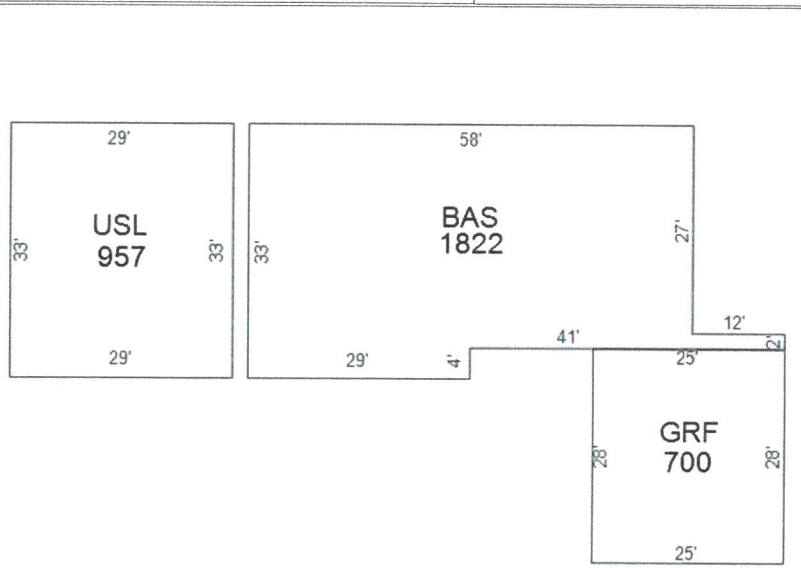
Prorate	Date	Factor	% Comp	Cost & Design
				0

Depr: Physical	Other Phys	Functional	External	% Good
20				**80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,822	**1.192**	**1**	**1.07**	**1.21**	**2,109**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete
RCN	**282,080**	**90,550**	**372,630**	**176.69**	Dwelling Factor **1**
RCNLD	**225,660**	**72,440**	**298,100**	**141.35**	Dwelling Value **298,100**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,822**			
	GRF	**700**	**0**	**71.06**	**49,740**
	USL	**957**	**30**	**42.64**	**40,810**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**303,800**
TOTAL APPRAISAL	**363,800**
GREENBELT APR	
ASSESSMENT	**90,950**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**363,800**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **01 Public / Public**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**2000**	**2000**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
WDK	**Wood Deck**	**2000**	**2000**	**144**	**C**	**1**	**12X12**		**20.8333**	**AV**	**3,000**	**34**		**1**	**1,020**
CUD	**Detached Carport Unf**	**1998**	**1998**	**440**	**D**	**1**	**20X22**		**9.3182**	**FR**	**4,100**	**40**		**1**	**1,640**

Total OBY Value **5,660**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**33**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**120**	**493**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
05/20/2016	**R2373**	**191**	**230,000**	**230,000**	**I**	**WD**	**A**	**VAUGHT AMY B ETVIR JOSEPH R**
04/30/2007	**R1982**	**224**	**184,900**	**184,900**	**I**	**WD**	**A**	**MANN JACOB M ETUX**
04/03/2001	**R1531**	**503**	**146,500**	**146,500**	**I**	**WD**	**A**	**STERNENBERG FREDERICK K**
02/10/1987	**767**	**567**	**17,500**	**17,500**	**V**	**WD**	**A**	**MOORES DANIEL L**

NOTES

INCR LAND UNIT PRICE PER 32*FN06VI
INCR LAND PRICE*R06FN*AREA CODE R06BV*JG*CHG AREA CODE*FN
R18: CHG EYB, KITCHEN REMODEL PER 32 *CB - R18: CHG QLTY, CHG WDK EYB PER 32 *CB

PREPARED BY:
DAVID A. HUGHES
ATTORNEY AT LAW
COLUMBIA, TENN.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Charles O. Morton and wife, Judy L. Morton, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and George W. Waggoner, Jr. and wife, Deborah K. Waggoner, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 33, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Book 783, Page 188, Register's Office for Maury County, Tennessee.
>
> Map 66K, Group A, Parcel 19.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511, and Book 733, Page 432, Register's Office of Maury County, Tennessee; subject to a 10 ft. gas line easement, for the benefit of United Cities Gas Company, Inc., running across subject property, as shown by instrument of

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

212 CARTERS CREEK PIKE
Property Address

Ownership and Mailing Address
WAGGONER GEORGE W JR
ETUX DEBORAH K
212 CARTERS CREEK PIKE
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **0033** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **125X361.10 IRR.**

TAX YEAR 2023
MAURY

060	066K	A	019.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**12 Brick/Wood**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**9**	Total Fixtures	**9**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

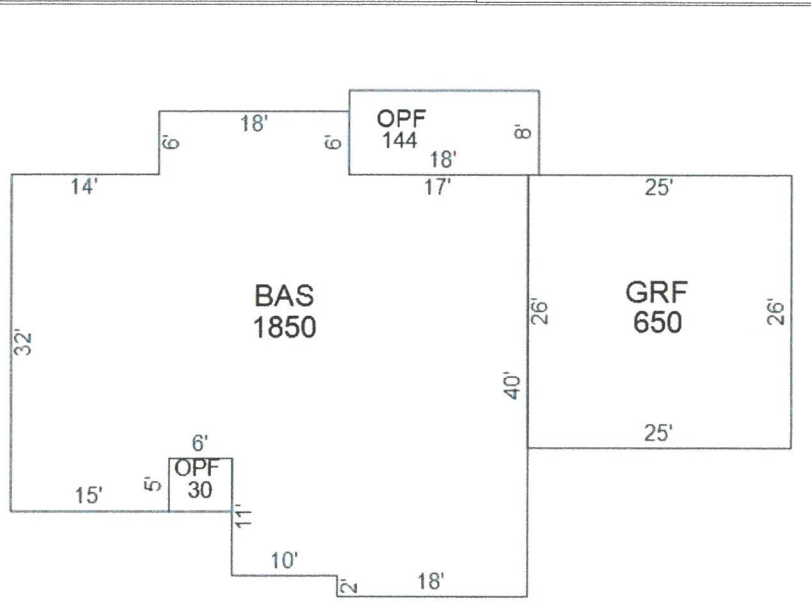
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**04 Irregular Shape**
Cab/Millwork	**04 Above Average**		

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,850	**1.208**	**1**	**1.021**	**1.21**	**1,850**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete
RCN	**277,680**	**53,610**	**331,290**	**179.08**	Dwelling Factor **1**
RCNLD	**222,140**	**42,880**	**265,020**	**143.25**	Dwelling Value **265,020**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,850**			
	OPF	**30**	**0**	**42.67**	**1,280**
	OPF	**144**	**0**	**42.64**	**6,140**
	GRF	**650**	**0**	**71.06**	**46,190**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**269,500**
TOTAL APPRAISAL	**329,500**
GREENBELT APR	
ASSESSMENT	**82,375**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**329,500**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **01 Public / Public**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1987**	**1987**	**252**	**C**	**1**	**21X12**		**18.8095**	**AV**	**4,740**	**10**		**1**	**470**
DRW	**Driveway**	**1987**	**1987**	**1**	**C**	**1**			**4000**	**UN**	**4,000**	**100**		**1**	**4,000**

Total OBY Value **4,470**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**125**	**361**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
07/29/1994	**1228**	**874**	**87,120**	**87,120**	**I**	**WD**	**A**	**WAGGONER GEORGE W JR**
11/23/1987	**783**	**188**	**92,300**	**92,300**	**I**	**WD**	**D**	**MORTON CHARLES O**
08/31/1987	**777**	**601**	**78,651**	**78,651**	**I**	**AO**	**D**	**BAILEY MORTGAGE COMPANY**
01/21/1987	**767**	**262**	**28,000**	**28,000**	**V**	**WD**	**D**	**FLANIGAN BLDRS INC**

NOTES

INCR LAND UNIT PRICE PER 32*FN06VI*CHG EYB*R06FN*AREA CODE
R06BV*CHG AREA*FN*CHG EYB & DRWY R10/32*JG*CHG EYB*R10/42*FN
R14:32 INC LND*LDS - R18: CHG QLTY PER 32 *CB - R22: CHG DRW VAL PER 32 *CB

PREPARED BY:
WILLIAM A. GRAHAM
ATTORNEY AT LAW
COLUMBIA, TENN.

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between ROBERT H. PLUMHOF and wife, LIKANAH PLUMHOF, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and PAT O. COLEMAN, JR. and wife, BRENDA M. COLEMAN, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable consid- tions, the receipt of all of which is here OWNER REQUESTS NO PUBLICATION OF THIS DOCUMENT 3T PARTY conveys to SECOND PARTY the following

Loca d) Civil District of Maury Coun eing Lot No. 34, Carriage Hills n 1, as shown on plat of recor , Page 282 of the Register's Offic of Maury County, Tennessee.

Being the same property conveyed to FIRST PARTY by deed recorded in Book 787, Page 57 of said Register's Office.

This property is shown on the tax records of Maury County, Tennessee as Map 66K, Group A, Parcel 20.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, building restrictions recorded in Book 647, Page 280, as amended in Book 653, Page 511 and Book 733, Page 342, and a 10' wide pipeline easement granted to United Cities Gas Co., Inc. as described in Book 765, Page 696 of said Register's Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 12 of Sept 1990 at 9:45 o'clock A M
Note Book 12 Page 477 Receipt # 56253 Recording Fee 12.00
State Tax 356.40 Probate Fee 1.00 Total 369.40
Book ____ Page ____ Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS

I hereby certify that I registered the above instrument this 20 day of Sept 1990
Q. Wayne White
MAURY COUNTY REGISTER OF DEEDS

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

214 CARTERS CREEK PIKE Property Address	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **0034** TRACT Alt Subdiv BK PG BLOCK LOT TRACT	**TAX YEAR 2023** **MAURY**	060 JUR	066K CONTROL MAP	A GROUP	020.00 PARCEL	PI	000 S/I
Ownership and Mailing Address **COLEMAN PAT O JR ETUX** **BRENDA M** **214 CARTERS CREEK PIKE** **COLUMBIA TN 38401**	Additional Description Dimensions **154.78X292.08 IRR.**	City **60156 Columbia** SSD1 SSD2 Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Map **066F** Dist **03**	Updated 10/27/2022 Printed 03/17/2023 Card: 1 of 1 Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**8**	Total Fixtures	**8**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

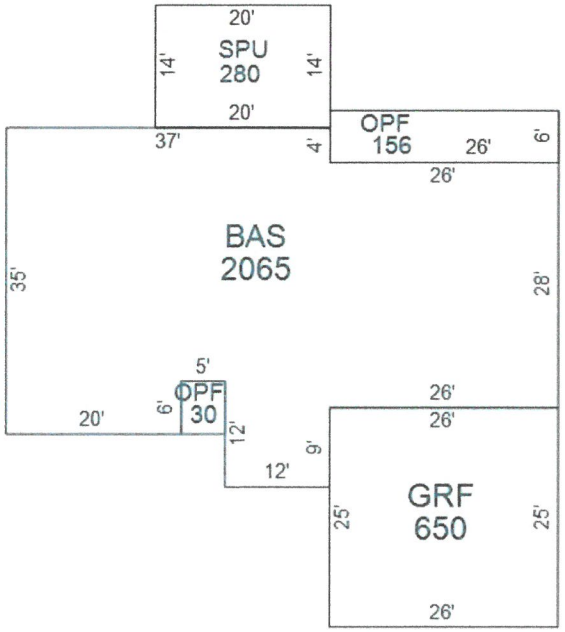
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**02 L-Shaped**
Cab/Millwork	**04 Above Average**		

Quality	**2 : Above Average**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
2,065	**1.335**	**1**	**1**	**1.21**	**2,065**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**298,190**	**66,060**	**364,250**	**176.39**	Dwelling Factor	**1**
RCNLD	**238,550**	**52,840**	**291,390**	**141.11**	Dwelling Value	**291,390**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**2,065**			
	OPF	**30**	**0**	**42.67**	**1,280**
	GRF	**650**	**0**	**71.06**	**46,190**
	OPF	**156**	**0**	**42.63**	**6,650**
	SPU	**280**	**0**	**42.64**	**11,940**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**296,300**
TOTAL APPRAISAL	**356,300**
GREENBELT APR	
ASSESSMENT	**89,075**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**356,300**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1987**	**2000**	**350**	**C**	**1**	**14 X 25**		**16.3143**	**AV**	**5,710**	**34**		**1**	**1,940**
DRW	**Driveway**	**1987**	**1987**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**

Total OBY Value **4,940**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**154**	**292**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
					Totals:		**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
09/19/1990	**845**	**355**	**108,000**	**108,000**	**I**	**WD**	**A**	**COLEMAN PAT O JR**
02/03/1988	**787**	**57**	**101,000**	**101,000**	**I**	**WD**	**I**	**PLUMHOF ROBERT H**
08/31/1987	**777**	**603**	**73,338**	**73,338**	**I**	**WD**	**D**	**BAILEY MORTGAGE COMPANY**
01/21/1987	**767**	**262**	**28,000**	**28,000**	**V**	**WD**	**D**	**FLANIGAN BLDRS INC**

NOTES

INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN
CHG EYB & CHG OPF TO SPU R10/32*JG*CHG EYB*R10/42*FN
15:32 ADD SPU/OPF/CHG OBY'S*LDS
R18: CHG QLTY PER 32 *CB

BK/PG:R2832/618-620
22007049

3 PGS : WARRANTY DEED	
BECKY BUCHANAN 274899 - 22007049	
04/07/2022 - 08:13 AM	
VALUE	350000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1295.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1313.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

This Instrument Prepared By:
Thomas M. Hutto, Esq.
Dale, Hutto & Lyle, PLLC
805 South Garden Street
P.O. Box 1017
Columbia, TN 38402-1017

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **MARVIN JEROME SEVERSON, JR., AND WIFE, HOPE SEVERSON,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and, **PERRY MICHAEL LANGLEY AND KATHY LANGLEY, HUSBAND AND WIFE, AS TENANTS BY ENTIRETY,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

Located in the Third (3rd) Civil District of Maury County, Tennessee, more particularly described as follows: Lot 32, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, ROMCT.

Being the same property conveyed to Marvin Jerome Severson, Jr and wife, Hope Severson by deed recorded on June 30, 1993 in Book 1187, Page 83, in the Maury County Register of Deeds.

This property is shown on the tax records of Maury County, Tennessee as Map 066K, Group A, Parcel 018.00.

Legal description obtained from prior deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; gas pipeline easement conveyed to United Cities Gas Company in Deed Book 765, Page 696, Register's Office of Maury County, Tennessee; all matters shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee; building restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511 and Book 733, Page 432, Register's Office of Maury County, Tennessee; and any other matters of record.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

210 CARTERS CREEK PIKE Property Address	Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **0032** TRACT	**TAX YEAR 2023** **MAURY**	**060** JUR	**066K** CONTROL MAP	**A** GROUP	**018.00** PARCEL	PI	**000** S/I
Ownership and Mailing Address **LANGLEY PERRY MICHAEL ETUX KATHY LANGLEY** **210 CARTERS CREEK PIKE** **COLUMBIA TN 38401**	Alt Subdiv BK PG BLOCK LOT TRACT Additional Description Dimensions **120X427.36 IRR.**	City **60156 Columbia** SSD1 SSD2 Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Map **066F** Dist **03**	Updated 07/06/2022 Printed 03/17/2023 Card: 1 of 1 Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**05 Siding Above Avg**	Attic	
Heating Fuel			

Year Built	**1987**	Eff Yr Built	**2002**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**6**	Total Fixtures	**6**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **0**	Occ **0**	Rental: Src		Year **0**		Amount **0**	Sched

Foundation	**02**	**Continuous Footing**	Floor Finish	**11**	**Carpet Combination**
Floor System	**04**	**Wood W/ Sub Floor**	Interior Finish	**07**	**Drywall**
Party Wall	**00**	**None**	Paint/Decor	**04**	**Above Average**
Struct. Frame	**00**	**None**	Bath Tile	**00**	**None**
Roof Framing	**02**	**Gable/Hip**	Electrical	**04**	**Above Average**
Roof Cov/Deck	**03**	**Composition Shingle**	Shape	**01**	**Rectangular Design**
Cab/Millwork	**04**	**Above Average**			

Quality **2 : Above Average** Condition **Average** Class:

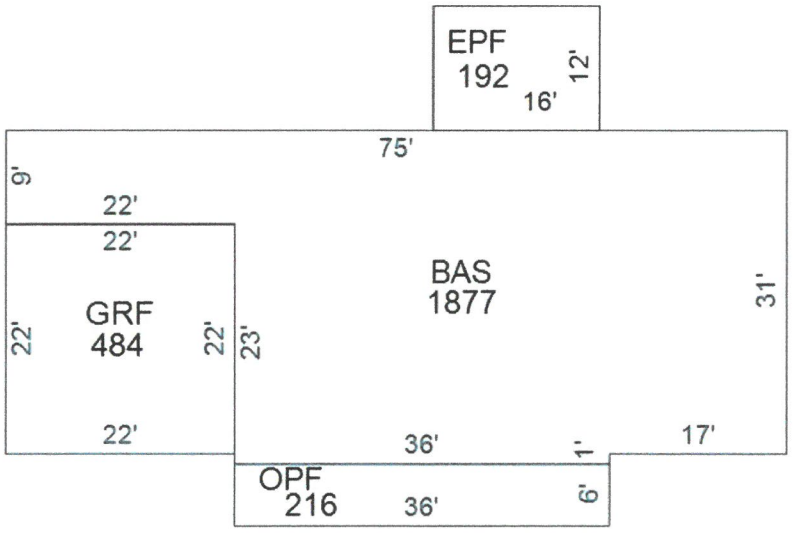
Prorate Date Factor % Comp Cost & Design **0**

Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,877	**1.224**	**1**	**1.021**	**1.21**	**1,877**	**2022**	**20**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**276,130**	**65,430**	**341,560**	**181.97**	Dwelling Factor	**1**
RCNLD	**220,900**	**52,340**	**273,240**	**145.57**	Dwelling Value	**273,240**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,877**			
	OPF	**216**	**0**	**42.64**	**9,210**
	GRF	**484**	**0**	**71.05**	**34,390**
	EPF	**192**	**0**	**113.70**	**21,830**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**278,900**
TOTAL APPRAISAL	**338,900**
GREENBELT APR	
ASSESSMENT	**84,725**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**338,900**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**01 Public / Public**
Electricity	**01 Public**
Gas	**00 None**
Topo	**0 Level**
Road Type	**3 Paved**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 04**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**0 STABLE**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year Recorded

App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
PTO	**Patio**	**1989**	**1989**	**1**	**C**	**1**			**300**	**UN**	**300**	**100**		**1**	**300**
DRW	**Driveway**	**1995**	**1995**	**1**	**C**	**1**			**4000**	**UN**	**4,000**	**100**		**1**	**4,000**
POL	**Swimming Pool**	**2005**	**2005**	**240**	**E**	**1**	**12X20**		**57.75**	**PR**	**13,860**	**10**		**1**	**1,390**

Total OBY Value **5,690**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**32**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**120**	**427**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
04/06/2022	**R2832**	**618**	**350,000**	**350,000**	**I**	**WD**	**A**	**LANGLEY PERRY MICHAEL ETUX KATH**
06/25/1993	**1187**	**83**	**112,000**	**112,000**	**I**	**WD**	**A**	**SEVERSON MARVIN JEROME JR**
12/01/1987	**783**	**322**	**87,500**	**87,500**	**I**	**WD**	**D**	**STINSON ROBERT MARK**
07/23/1987	**775**	**585**	**16,500**	**16,500**	**V**	**WD**	**A**	**PERRY WILLIAM R**

NOTES

INCR LAND UNIT PRICE PER 32*CHG QUAL INCR LAND*R06FN
AREA CODE R06BV*CHG AREA CODE*FN*CHG EYB & DRWY R10/32*JG*
CHG EYB*R10/42*FN - R18: CHG QLTY, CHG POL EYB PER 32 *CB
R22: CHG PRT OF BAS TO EPF, CHG DRW VAL PER 32 *CB

BK/PG:R2792/156-159
21025402

4 PGS : WARRANTY DEED	
BECKY BUCHANAN 262836 - 21025402	
11/19/2021 - 01:47 PM	
VALUE	530000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1961.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1984.00

STATE of TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc. 3326 Aspen Grove Drive, Sutie 400, Franklin, TN 37067

File No.: 21-CD-740

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ronnie David Smith and Kelly Todd Smith	New Owners	Tax Map: 066K-A-016.00 and Parcel ID:
(NAME) 206 Carters Creek Pike	(NAME)	
(ADDRESS) Columbia, TN 38401	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thirty Thousand Dollars And No/100 Dollars ($530,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DOUGLAS W. WILLIAMS AND ROSEANN WILLIAMS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE SMITH AND KELLY SMITH, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MAURY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 28:

LOCATED in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot 28, Carriage Hills Subdivision, Section 1 as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Douglas W. Williams and wife, Roseann Williams, as tenants by the entirety, by Warranty Deed, from John W. Pilkinton, dated April 10, 2013, recorded April 12, 2013, of

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

206 CARTERS CREEK PIKE
Property Address

Ownership and Mailing Address
SMITH RONNIE ETUX KELLY SMITH
206 CARTERS CREEK PIKE
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **28-30** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **171.31X493.62 IRR.**

TAX YEAR 2023
MAURY

060	066K	A	016.00		000
JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **3.4**

Map **066K** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **2 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **11 Common Brick** Attic
Heating Fuel

Year Built	Eff Yr Built	Rooms	Bedrooms
1993	**2006**	**0**	**0**

Full Baths	Half Baths	Add'l Fixtures	Total Fixtures
		7	**7**

Wood FP Stacks	Openings	Add'l Sty	PreFab	Add'l Sty

Info Src	Occ	Rental: Src	Year	Amount	Sched
2	**1**		**0**	**0**	

Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

Quality **1 : Average** Condition **Average** Class:

Prorate	Date	Factor	% Comp	Cost & Design
				0

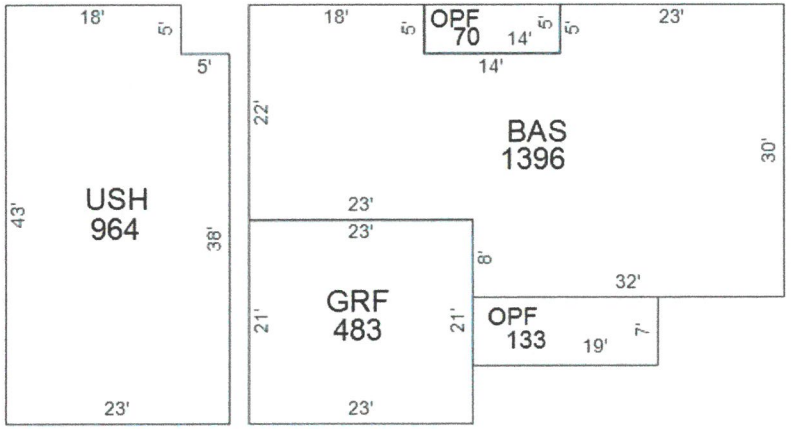
Depr: Physical	Other Phys	Functional	External	% Good
16				**84**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,396	**.937**	**1**	**1.07**	**1**	**1,974**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt
RCN	**181,340**	**92,150**	**273,490**	**138.55**
RCNLD	**152,330**	**77,410**	**229,740**	**116.38**

% Complete
Dwelling Factor **1**
Dwelling Value **229,740**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,396**			
	OPF	**70**	**0**	**35.29**	**2,470**
	OPF	**133**	**0**	**35.26**	**4,690**
	GRF	**483**	**0**	**58.74**	**28,370**
	USH	**964**	**60**	**58.73**	**56,620**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**239,000**
TOTAL APPRAISAL	**299,000**
GREENBELT APR	
ASSESSMENT	**74,750**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**299,000**
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer
01 Public / Public
Electricity
01 Public
Gas
00 None
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **07/14/2014** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
GUD	**Detached Garage Unfi**	**1995**	**1995**	**280**	**C**	**1**	**14X20**		**44.6071**	**AV**	**12,490**	**46**		**1**	**5,750**
DRW	**Driveway**	**2000**	**2000**	**1**	**C**	**1**			**3000**	**UN**	**3,000**	**100**		**1**	**3,000**
PTO	**Patio**	**2000**	**2000**	**144**	**C**	**1**	**12X12**		**9.5833**	**AV**	**1,380**	**34**		**1**	**470**

Total OBY Value **9,220**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**				**1**	**60,000.00**							**100**	**60,000.00**	**60,000**	
						Totals:	**1**										**60,000**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
11/17/2021	**R2792**	**156**	**530,000**	**530,000**	**I**	**WD**	**N**	**SMITH RONNIE ETUX KELLY SMITH**
04/10/2013	**R2230**	**443**						**WILLIAMS DOUGLAS WAYNE ETUX ROS**
06/23/2003	**R1721**	**765**						**WILLIAMS DOUG ETUX ROSEANN**
04/28/2000	**R1482**	**171**	**165,000**	**165,000**	**I**	**WD**	**A**	**WILLIAMS DOUG ETUX**

NOTES

CHG QUAL TO 01 INCR LAND PRICE*R06FN*AREA CODE R06BV*
CHG AREA CODE*FN*CHG EYB & PATIO EYB R10/32*JG
CHG EYB*R10/42*FN
2015:DEL 66K-A-14,15 COMBINE W/THIS PRCL PER OWNER*PB

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(6)

DEVIN OAKLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/21/26
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Maury

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me, this 17th day of June, 2022.

Notary Public

My commission expires: 3-21-26

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Caroline Lewis	**New Owner**	**066F-A-015.00**
124 Saxon Court		
Columbia, TN 38401		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Betty L. Thompson, LaSonya P. Thompson, Sherronda D. Thompson, Yolanda S. Knight, LaTosha M. Thompson, and the heirs at law of Larry N. Thompson, joined herein by Betty L. Thompson, Administrator of the Estate of Larry N. Thompson**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caroline Lewis** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Maury** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situate in the Third (3rd) Civil District of Maury County, Tennessee, and more particularly described as all of Lot 50 in the Plan of Carriage Hills Subdivision, Section 2, as shown by a map of record in Plat Book 8 at page 82, in the Maury County, Tennessee Register of Deeds Office.

Being the same property conveyed to Larry N. Thompson by Quitclaim Deed from Millicent Y. Thompson, dated 12/01/1997 and recorded 12/03/1997 in Book 1355, Page 435, Register's Office for Maury County, Tennessee. The said Larry N. Thompson is deceased as of 10/15/2021. A probate estate for Larry N. Thompson was opened in the Chancery Court for Maury County, Tennessee, Case No. P-337-21). Pursuant to the Petition to Probate and to Affidavits of Heirship recorded of record in Book R2854, Page 241, and Book R2854, Page 243, and Book R2854, Page 245, and Book R2854, Page 247, and Book R2854, Page 249, Register's Office for Maury County, Tennessee. Larry N. Thompson was survived by the following heirs at law: Betty L. Thompson, LaSonya P. Thompson, Sherronda D. Thompson, Yolanda S. Knight, and LaTosha M. Thompson. Betty L. Thompson also joins in this conveyance as Administrator of the Estate of Larry N. Thompson.

Tax Map/Parcel ID: 066F-A-015.00

THIS CONVEYANCE IS MADE SUBJECT TO: (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 Grantee herein.

This is improved property known as: 124 Saxon Court, Columbia, TN 38401.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

124 SAXON CT	Subdivision **CARRIAGE HILLS SEC 2**	**TAX YEAR 2023**	**060**	**066F**	**A**	**015.00**		**000**
Property Address	BK **8** PG **82** BLOCK LOT **50** TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
Ownership and Mailing Address	Alt Subdiv	City **60156 Columbia**	Map **066F**	Updated 08/05/2022				
LEWIS CAROLINE	BK PG BLOCK LOT TRACT	SSD1	Dist **03**	Printed 03/17/2023				
124 SAXON CT	Additional Description	SSD2	Card: 1 of 1					
COLUMBIA TN 38401	Dimensions **208.18X118.33 IRR**	Total Land Units **1** / Deed Acres **0** / Calculated Acres **0**	Page: 1 of 1					

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1991**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**9**	Total Fixtures	**9**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**	Amount **0**		Sched

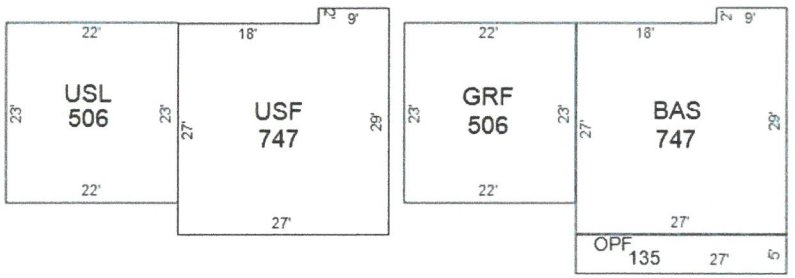
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition	**Average**	Class:	
Prorate	Date	Factor	% Comp	Cost & Design	**0**
Depr: Physical	**20**	Other Phys	Functional	External	% Good **80**

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
747	**.539**	**1**	**1**	**1.07**	**1,646**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**112,140**	**140,470**	**252,610**	**153.47**	Dwelling Factor	**1**
RCNLD	**89,710**	**112,370**	**202,080**	**122.77**	Dwelling Value	**202,080**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**747**			
	OPF	**135**	**0**	**37.70**	**5,090**
	GRF	**506**	**0**	**62.85**	**31,800**
	USL	**506**	**30**	**37.71**	**19,080**
	USF	**747**	**100**	**113.12**	**84,500**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**204,400**
TOTAL APPRAISAL	**264,400**
GREENBELT APR	
ASSESSMENT	**66,100**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**264,400**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**1000**	**UN**	**1,000**	**100**	**1**	**1**	**1,000**
WDK	**Wood Deck**	**2006**	**2006**	**120**	**C**	**1**	**10X12**		**20.8333**	**AV**	**2,500**	**52**	**1**	**1**	**1,300**

Total OBY Value **2,300**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**208**	**118**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/23/2022	**R2854**	**251**	**330,000**	**330,000**	**I**	**WD**	**J**	**LEWIS CAROLINE**
06/23/2022	**R2854**	**249**				**HR**		**THOMPSON LARRY N HEIRS**
06/23/2022	**R2854**	**247**				**HR**		**THOMPSON LARRY N HEIRS**
06/22/2022	**R2854**	**245**				**HR**		**THOMPSON LARRY N HEIRS**

NOTES

R18: CHG QLTY PER 32 *CB - 22: ADD TO USF PER 51 *CB. *R2854-251 LARRY THOMPSON DOD 10-15-21-MS

File:

This instrument prepared by:	Name and Address of New Property Owner:
Marshall Title & Escrow 28 Public Square PO Box 8150 Columbia, Tennessee 38402	Mr. & Mrs. Arbie Ford 112 Saxon Court Columbia, TN 38401 **Person or Agency Responsible for Taxes:** SAME **Map:** 66F, **Group** A, **Parcel:** 12.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into on the 27 day of May, 2005, between **Johnny L. Brooks and wife, Martha M. Brooks, by and through Johnny Brooks, her Attorney in Fact, whose Power of Attorney is of record in Book ____, Page ____,** R1859 815 **Register's Office of Maury County, Tennessee,** GRANTORS, which expression shall include heirs, assigns and personal representatives, and **Arbie Ford and wife, Shelby Jean Ford,** as tenants by the entirety, GRANTEES, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

That for and in consideration of the sum of One Hundred Fifty One Thousand Five Dollars and No/100's ($151,500.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GRANTOR conveys unto GRANTEES the following described property:

Tract 1:
Located in the Third (3rd) Civil District of Maury County, Tennessee, and being more particularly described as Lot No. 47, Carriage Hills Subdivision, Section 2, Phase 1, as shown by plat of record in Plat Book 8, Page 82, Register's Office of Maury County, Tennessee.
Map 66F, Group A, Parcel 12.00

Tract 2:
Located in the Third (3rd) Civil District of Maury County, Tennessee, and being more particularly described as Tract 1 as shown on minor plat for Clark Bennett of record in Plat Book P14, Page 147, Register's Office of Maury County, Tennessee.
Map 66F, Group A, Parcel 12.00-001

Being all of the same property and legal description conveyed to Johnny L. Brooks and wife, Martha M. Brooks by deed of record in Book R1835, Page 1389, Register's Office of Maury County, Tennessee.

TO HAVE AND TO HOLD said real estate unto GRANTEES together with all rights, titles, easements and appurtenances thereunto belonging, forever.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

112 SAXON CT Property Address	Subdivision **CARRIAGE HILLS SEC 2** BK **8** PG **82** BLOCK LOT **47** TRACT	**TAX YEAR 2023** **MAURY**	**060** JUR	**066F** CONTROL MAP	**A** GROUP	**012.00** PARCEL	**000** PI S/I
Ownership and Mailing Address	Alt Subdiv BK PG BLOCK LOT TRACT	City **60156 Columbia**	Map **066F**	Updated 10/27/2022			
FORD ARBIE ETUX **SHELBY JEAN** **112 SAXON CT** **COLUMBIA TN 38401**	Additional Description	SSD1	Dist **03**	Printed 03/17/2023			
	Dimensions **55.45X139.44 IRR**	SSD2	Card: 1 of 1				
		Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Page: 1 of 1				

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1991**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**7**	Total Fixtures	**7**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

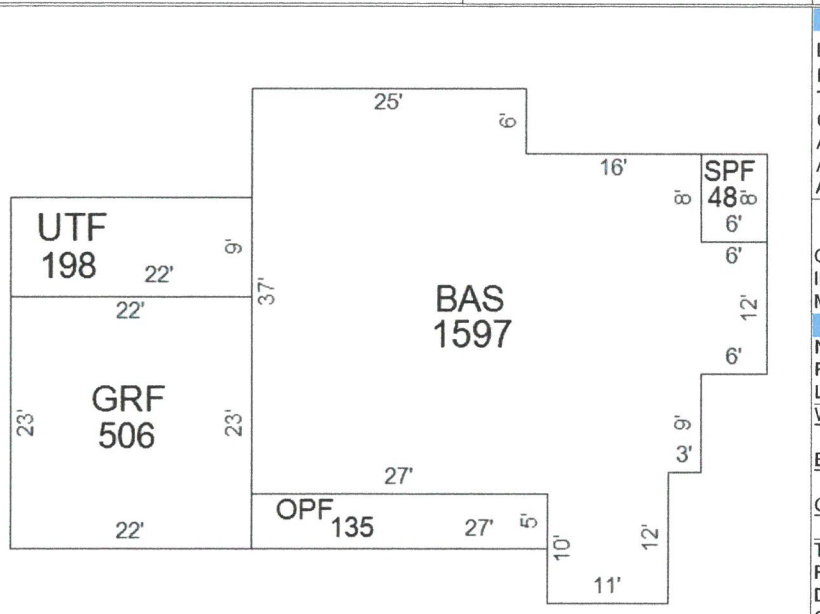
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**02 L-Shaped**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

	Factors							
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,597	**1.058**	**1**	**1**	**1.07**	**1,597**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**208,930**	**52,350**	**261,280**	**163.61**	Dwelling Factor	**1**
RCNLD	**167,140**	**41,880**	**209,020**	**130.88**	Dwelling Value	**209,020**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,597**			
	UTF	**198**	**0**	**62.83**	**12,440**
	SPF	**48**	**0**	**62.92**	**3,020**
	OPF	**135**	**0**	**37.70**	**5,090**
	GRF	**506**	**0**	**62.85**	**31,800**



APPRAISED VALUES

LAND	**41,400**
IMPROVEMENTS	**223,700**
TOTAL APPRAISAL	**265,100**
GREENBELT APR	
ASSESSMENT	**66,275**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**265,100**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1991**	**1991**	**220**	**C**	**1**	**11X20**		**19.9545**	**AV**	**4,390**	**10**	**1**	**1**	**440**
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**1000**	**UN**	**1,000**	**100**	**1**	**1**	**1,000**
GUD	**Detached Garage Unfi**	**2005**	**2005**	**600**	**C**	**1**	**20X30**		**33.5**	**AV**	**20,100**	**66**	**1**	**1**	**13,270**

Total OBY Value **14,710**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value	Class
1	**U**	**22**	**01**		**55**	**139**	**1**	**60,000.00**					**69**		**100**	**41,400.00**	**41,400**	
					Totals:		**1**										**41,400**	

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
05/27/2005	**R1859**	**817**	**151,500**	**151,500**	**I**	**WD**	**P**	**FORD ARBIE ETUX**
12/31/2004	**R1835**	**1389**	**140,000**	**140,000**	**I**	**WD**	**P**	**BROOKS JOHNNY L &**
06/13/2003	**R1717**	**147**						**BENNETT SONJA R**
04/13/1992	**1145**	**412**	**111,000**	**111,000**	**I**	**WD**	**A**	**BUTTREY SONJA R**

NOTES

DECR LAND PRICE*R06FN*R06:ADD DGUVI06BG*CHG AREA CO*R06JS*FOR 09:INCR LAND PRICE*FN*CHG AREA CODE*FN FOR 09:INCR LAND PRICE*FN*CHG AREA CODE*FN*CHG SE EYB & DECR LAND PRICE*R10/32*FN*CHG EYB*R10/42*FN

mail to: Anchor Title
6910 Moores Ln
Brentwood TN 37027

BK/PG: R2667/312-313
20016935

2 PGS:AL-WARRANTY DEED	
BECKY BATCH: 235498	09/22/2020 - 10:50 AM
VALUE	289900.00
MORTGAGE TAX	0.00
TRANSFER TAX	1072.63
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1085.63

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **John K. Layden and wife, Wendy J. Layden** , FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Gerard M. Edwards and Marlene B. Edwards,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 48, Carriage Hills Subdivision, Section 2, Phase 1, of record in Plat Book 8, Page 82, Register`s Office of Maury County, Tennessee.

Being the same property conveyed to John K. Layden and Wendy J. Layden by deed dated June 11, 2019, of record in Book R2561, Page 1406, Register`s Office of Maury County, Tennessee. See also deed dated July 18, 1991, of record in Book 1123, Page 1, Register`s Office of Maury County, Tennessee.

Map 66F, Group A, Parcel 13

Property Address: 116 Saxon Court, Columbia, Tennessee 38401

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Maury County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

116 SAXON CT
Property Address
Ownership and Mailing Address
EDWARDS GERARD M & MARLENE B EDWARDS
116 SAXON CT
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **48** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **54.87X181.28 IRR**

TAX YEAR 2023 MAURY

JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
060	066F	A	013.00		000

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **1 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **11 Common Brick** Attic
Heating Fuel

Year Built	1991	Eff Yr Built	2002	Rooms	0	Bedrooms	0
Full Baths		Half Baths		Add'l Fixtures	8	Total Fixtures	8
Wood FP Stacks	1	Openings	1	Add'l Sty		PreFab	Add'l Sty
Info Src	3	Occ 1	Rental: Src	Year	0	Amount 0	Sched

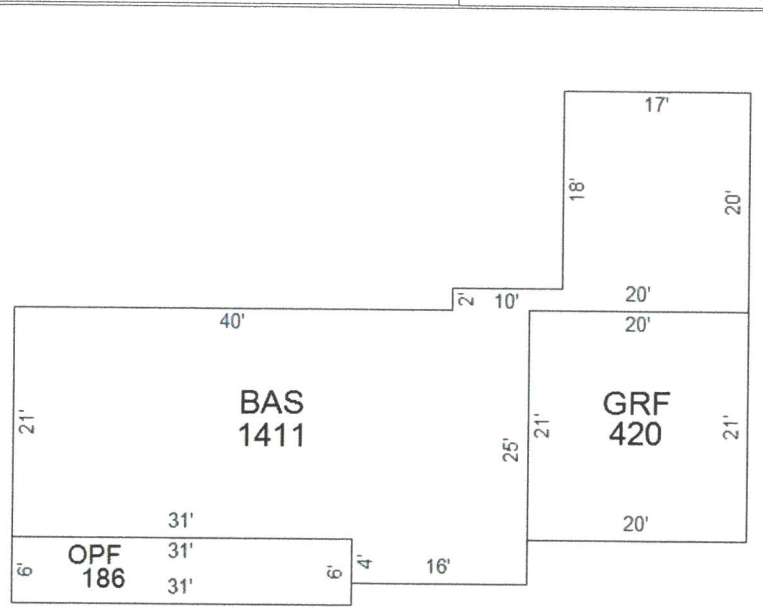
Foundation	02 Continuous Footing	Floor Finish	11 Carpet Combination
Floor System	04 Wood W/ Sub Floor	Interior Finish	07 Drywall
Party Wall	00 None	Paint/Decor	04 Above Average
Struct. Frame	00 None	Bath Tile	00 None
Roof Framing	02 Gable/Hip	Electrical	04 Above Average
Roof Cov/Deck	03 Composition Shingle	Shape	01 Rectangular Design
Cab/Millwork	04 Above Average		

Quality **1+ : Average +** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,411	.946	1	1.07	1.07	1,411	2022	20	1.00

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete
RCN	201,380	33,400	234,780	166.39	Dwelling Factor 1
RCNLD	161,100	26,720	187,820	133.11	Dwelling Value 187,820

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	1,411			
	OPF	186	0	37.69	7,010
	GRF	420	0	62.83	26,390



APPRAISED VALUES

LAND	60,000
IMPROVEMENTS	190,400
TOTAL APPRAISAL	250,400
GREENBELT APR	
ASSESSMENT	62,600
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

	Value
COST	250,400
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **1 Rolling**
Road Type **0 Us Highway**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
UTB	Utility Building	1991	1991	320	E	1	16X20		8.5	PR	2,720	10		1	270
DRW	Driveway	1991	1991	1	C	1			1000	UN	1,000	100		1	1,000
WDK	Wood Deck	2002	2002	160	C	1	IRR		20.8125	AV	3,330	40		1	1,330

Total OBY Value 2,600

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	34

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	U	22	01		54	181	1	60,000.00							100	60,000.00	60,000
					Totals:		1										60,000

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
08/27/2020	R2667	312	289,900	289,900	I	WD	A	EDWARDS GERARD M & MARLENE B ED
06/11/2019	R2561	1406	250,000	250,000	I	WD	A	LAYDEN JOHN K ETUX WENDY J
07/18/1991	1123	1	108,500	108,500	I	WD	M	PETERSON VICTOR N
01/09/1991	1109	126	17,900	17,900	V	WD	H	REAVES LARRY G

NOTES

ADD DRWY PER 32*FN06VI*INCR LAND PRICE*R06FN* CHG AREA CO*R06JS*CHG AREA CODE*FN
20: ADD WDK PER 49 *CB

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1352

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martin T. Bryant, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mia Costa and Jose Costa** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Maury County, Tennessee, described as follows: **To Wit:**

Land in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 45 on the Plan of Final Plat of Carriage Hills, Section 2, Phase 1 of record in Plat Book 8, Page 82, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Martin T. Bryant, unmarried by Warranty Deed from Lewis Eugene Lindsay a/k/a Lewis E. Lindsey, of record in Book R2091, Page 359, Register's Office for Maury County, Tennessee, dated August 20, 2009 and recorded on September 04, 2009. Martin T. Bryant is now married to Casey Bryant who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 104 Saxon Court, Columbia, TN 38201.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Mail:
CONCORD TITLE
3000 MERIDIAN BLVD
STE 140
FRANKLIN TN 37067

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Mia Costa **104 Saxon Court** **Columbia, TN 38201**	Northpointe Bank 3333 Deposit Drive NE Grand Rapids, MI 49546	**066F-A-010.00-000**

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

104 SAXON CT
Property Address
Ownership and Mailing Address
COSTA MIA & JOSE COSTA
104 SAXON CT
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **45** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **58.52X251.66 IRR**

TAX YEAR 2023
MAURY

JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
060	066F	A	010.00		000

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **1 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **04 Siding Average** Attic
Heating Fuel

Year Built **1991** Eff Yr Built **2006** Rooms **0** Bedrooms **0**
Full Baths Half Baths Add'l Fixtures **9** Total Fixtures **9**
Wood FP Stacks **1** Openings **1** Add'l Sty PreFab Add'l Sty
Info Src **3** Occ **1** Rental: Src Year **0** Amount **0** Sched

Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

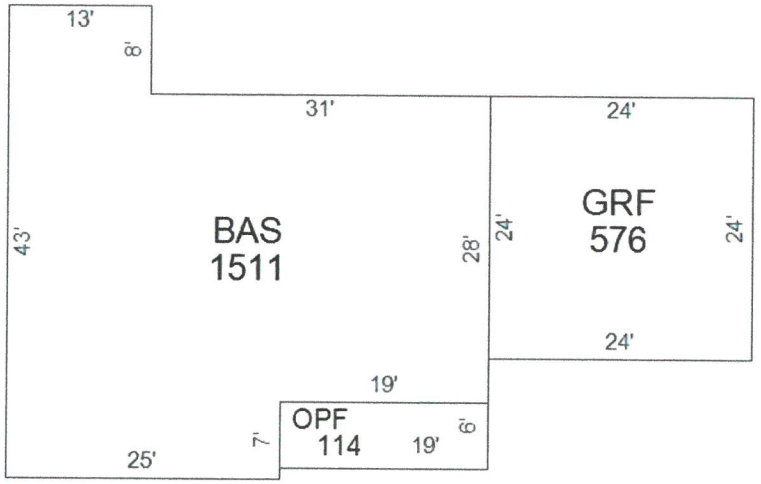
Quality **1+ : Average +** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,511	1.006	1	1	1.07	1,511	2022	16	1.00

	Base Dwelling	Add'l Areas	Total	$/SqFt
RCN	201,940	40,500	242,440	160.45
RCNLD	161,550	32,400	193,950	128.36

% Complete
Dwelling Factor **1**
Dwelling Value **193,950**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	1,511			
	OPF	114	0	37.72	4,300
	GRF	576	0	62.85	36,200



APPRAISED VALUES

LAND	41,400
IMPROVEMENTS	196,100
TOTAL APPRAISAL	237,500
GREENBELT APR	
ASSESSMENT	59,375
ASSESSED @	25%
APPROACH	COST VALUE

Value Correlation

	Value
COST	237,500
INCOME	
MARKET	

PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **1 Rolling**
Road Type **0 Us Highway**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
Improvements **1**
Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

GREENBELT

Year Recorded
App# Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
PTO	Patio	1991	1991	192	C	1	12X16		9.5833	AV	1,840	10		1	180
DRW	Driveway	1991	1991	1	C	1			2000	UN	2,000	100		1	2,000

Total OBY Value 2,180

ENTRANCES

Date	Code	ID
01/01/2002	01 Bldg Apr	34

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	U	22	01		58	251	1	60,000.00					69		100	41,400.00	41,400
					Totals:		1										41,400

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
08/04/2020	R2654	820	278,000	278,000	I	WD	P	COSTA MIA & JOSE COSTA
08/20/2009	R2091	359	131,500	131,500	I	WD	P	BRYANT MARTIN T
08/08/2003	R1736	852	4,400	4,400	V	WD	P	LINDSAY LEWIS EUGENE
04/16/2001	R1533	839						LINDSAY LEWIS EUGENE

NOTES

DECR LAND PRICE*R06FN - CHG AREA CODE*R06JS*09:INCR LAND PRICE*FN
CHG AREA CODE*FN*CHG EYB*R10/32*FN*CHG EYB*R10/42*FN
R2091-359 ALSO SI001*JG - R18: CHG QLTY PER 32 *CB*FOR 21:R2654-820 ALSO SI 001
ADD REF:R2719-298 QC (CORRECTION DEED) CORRRECTING LEGAL IN R2654-820*PB
R22: CHG DRW VAL PER 32 *CB

This instrument Prepared by Gene Hallworth, Attorney at Law, Columbia, Tennessee
Upon information furnished by the parties, no title Examination Requested

Address New Owner:	Send Tax Bill to:	Tax Parcel Identification:
P/u Brandon Blalock 120 Saxon ~~County~~ Court Columbia, Tennessee 38401	New Owner	Map/Parcel 066F-A-014.00

QUIT-CLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations I, **AMIE MURA BLALOCK**, do hereby sell, transfer, quitclaim, and convey unto **BRANDON CODY BLALOCK**, all my interest in the following real property. Said property is described as follows:

> Land if Maury County, Tennessee, being Lot No. 49 on the Plan of Final Plat Carriage Hills, Section 2 of record in Plat Book 8, Page 82, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed in Book R2602, Page 1399 of the Register's Office for Maury County, Tennessee.
>
> This is improved property known as 120 Saxon County, Columbia, Tennessee 38401.

TO HAVE AND TO HOLD said tract or parcel unto the Grantee, his heirs and assigns, together with all of the rights, titles, interests, easements, and appurtenances thereunto belonging.

IN WITNESS WHEREOF, we have hereunto set our hands, this 25th day of June, 2021.

Amie Blalock
Amie Mura Blalock

BK/PG: R2746/221-222
21013814

2 PGS:AL-QUITCLAIM DEED	
JANE BATCH: 251314	06/25/2021 - 03:01 PM
VALUE	10.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

TAX YEAR 2023 MAURY	060	066F	A	014.00		000
	JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I

120 SAXON CT
Property Address

Ownership and Mailing Address
BLALOCK BRANDON CODY
120 SAXON CT
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **49** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **54.25X181.28 IRR**

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built	**1991**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**9**	Total Fixtures	**9**
Wood FP Stacks		Openings		Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**		Amount **0**	Sched

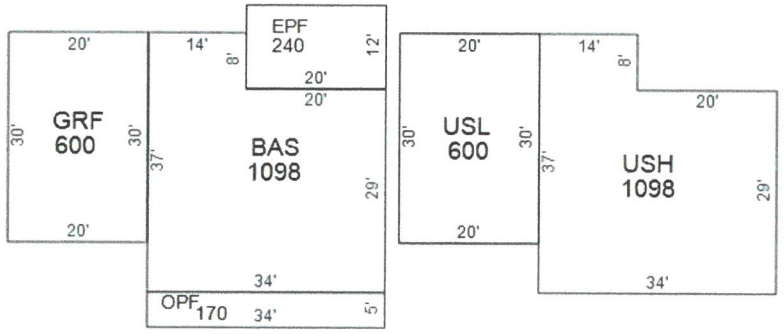
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition	**Average**	Class:		
Prorate	Date	Factor	% Comp	Cost & Design **0**		
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**		

Factors								
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,098	**.756**	**1**	**1**	**1.07**	**1,937**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**149,860**	**159,860**	**309,720**	**159.90**	Dwelling Factor	**1**
RCNLD	**119,890**	**127,890**	**247,780**	**127.92**	Dwelling Value	**247,780**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,098**			
	OPF	**170**	**0**	**37.71**	**6,410**
	GRF	**600**	**0**	**62.83**	**37,700**
	USH	**1,098**	**60**	**62.84**	**69,000**
	EPF	**240**	**0**	**100.54**	**24,130**
	USL	**600**	**30**	**37.7**	**22,620**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**248,800**
TOTAL APPRAISAL	**308,800**
GREENBELT APR	
ASSESSMENT	**77,200**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**308,800**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**1000**	**UN**	**1,000**	**100**		**1**	**1,000**

Total OBY Value **1,000**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	U	22	01		54	181	1	60,000.00							100	60,000.00	60,000
					Totals:		1										60,000

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/25/2021	**R2746**	**221**				**QC**		**BLALOCK BRANDON CODY**
12/18/2019	**R2602**	**1399**	**313,500**	**313,500**	**I**	**WD**	**A**	**BLALOCK BRANDON ETUX AMIE**
03/02/2007	**R1970**	**1124**	**171,500**	**171,500**	**I**	**WD**	**A**	**BROOKS JOHN E &**
04/28/2000	**R1481**	**885**	**131,900**	**131,900**	**I**	**WD**	**A**	**BOND STANLEY ETUX**

NOTES

ADD DRWY PER 32*FN06VI*INCR LAND PRICE*R06FN - CHG AREA CO*R06JS*JG
CHG AREA CODE*FN - CHG EYB*R10/32*FN - CHG EYB*R10/42*FN
15:32 ADD SPF/CHG QUA/DEL WD DECK*LDS - 21: CHG SPF/EPF PER 50 *CB

BK/PG: R2563/163-164
19008811

2 PGS:AL-QUITCLAIM DEED	
SUSIE BATCH: 214676	06/21/2019 - 10:30 AM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	12.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

THIS INSTRUMENT WAS PREPARED BY: W. Faye Novelly, UAW-FCA-Ford-General Motors Legal Services Plan 3011 Harrah Drive, Suite B, Spring Hill, TN 37174		
NAMES AND ADDRESS OF NEW OWNERS: Jose A. Yrabien and Janet L. Yrabien 108 Saxon Court Columbia, TN 38401	**SEND TAX BILLS TO:** New Owners	**TAX IDENTIFICATION ID:** **Map: 066F** **Group: A** **Parcel: 011.00**

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that I, JOSE A. YRABIEN, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto myself, JOSE A. YRABIEN, and wife, JANET L. YRABIEN, such right, title and interest as is required to vest title in us as tenants by the entirety, in and to certain tracts or parcels of land located in the Third (3rd) Civil District of Maury County, Tennessee, to-wit:

FIRST PARCEL:

Being Tract 2 as shown on Minor Plat for Clark Bennett of record in Plat Book P14, Page 325, Register's Office of Maury County, Tennessee, consisting of 26,557 square feet or .610 acres by survey of A.E. Adkins, R.L.S. #1075, 606 South James M. Campbell Blvd., Columbia, Tennessee.

Map 066F, Group A, Parcel 011.00

SECOND PARCEL:

Situated in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as Lot 46 in the Carriage Hills Subdivision, Section 2, Phase I, as shown by map of record in Plat Book 8 at page 82 in the Maury County, Tennessee Register of Deeds Office.

Map 066F, Group A, Parcel 011.00 001

Being the same property conveyed to JOSE A. YRABIEN from JULIA YRABIEN by deed dated November 17, 2016, of record in Book R2402, Page 1044, Register's Office of Maury County, Tennessee.

This is improved property known as 108 Saxon Court, Columbia, TN 38401.

This instrument was prepared in accordance with the information provided by the Grantor without the benefit of a title search or survey. The preparer was not responsible for determining the status of the title, the accuracy of the description or the accuracy of any other information provided by the Grantor.

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

108 SAXON CT	Subdivision **CARRIAGE HILLS SEC 2**	**TAX YEAR 2023**	060	066F	A	011.00	000
Property Address	BK **8** PG **82** BLOCK LOT **46** TRACT	**MAURY**	JUR	CONTROL MAP	GROUP	PARCEL	PI S/I
Ownership and Mailing Address	Alt Subdiv	City **60156 Columbia**		Map **066F**		Updated 10/27/2022	
YRABIEN JOSE A ETUX JANET L	BK PG BLOCK LOT TRACT	SSD1		Dist **03**		Printed 03/17/2023	
108 SAXON CT	Additional Description **INSIDE CITY**	SSD2				Card: 1 of 1	
COLUMBIA TN 38401	Dimensions **107.48X174.63 IRR**	Total Land Units **1** / Deed Acres **0** / Calculated Acres **0**				Page: 1 of 1	

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**2 Story Frame**	Heating/Air	**7 Heat And Cooling Split**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built **1991**	Eff Yr Built **2006**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **8**	Total Fixtures **8**				
Wood FP Stacks	Openings	Add'l Sty	PreFab	Add'l Sty			
Info Src **3**	Occ **1**	Rental: Src	Year **0**	Amount **0**	Sched		

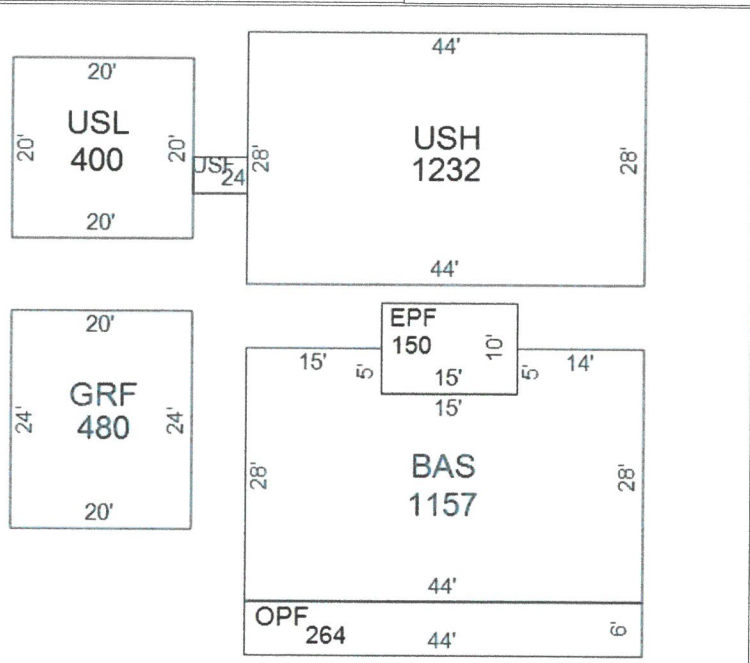
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality	**1+ : Average +**	Condition **Average**		Class:	
Prorate	Date	Factor	% Comp	Cost & Design **0**	
Depr: Physical **20**	Other Phys	Functional	External	% Good **80**	

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,157	**.792**	**1**	**1**	**1.07**	**2,040**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**158,460**	**150,400**	**308,860**	**151.40**	Dwelling Factor	**1**
RCNLD	**126,770**	**120,320**	**247,090**	**121.12**	Dwelling Value	**247,090**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,157**			
	EPF	**150**	**0**	**100.53**	**15,080**
	USF	**24**	**100**	**112.92**	**2,710**
	OPF	**264**	**0**	**37.69**	**9,950**
	GRF	**480**	**0**	**62.83**	**30,160**
	USH	**1,232**	**60**	**62.84**	**77,420**
	USL	**400**	**30**	**37.7**	**15,080**



APPRAISED VALUES

LAND	**41,400**
IMPROVEMENTS	**272,000**
TOTAL APPRAISAL	**313,400**
GREENBELT APR	
ASSESSMENT	**78,350**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**313,400**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**2000**	**UN**	**2,000**	**100**		**1**	**2,000**
GUD	**Detached Garage Unfi**	**2005**	**2005**	**320**	**C**	**1**	**16X20**		**43.4063**	**AV**	**13,890**	**66**		**1**	**9,170**
WDK	**Wood Deck**	**2020**	**2020**	**700**	**C**	**1**	**25 X 28**		**12.2143**	**AV**	**8,550**	**94**		**1**	**8,040**
CUD	**Detached Carport Unf**	**2021**	**2021**	**480**	**C**	**1**	**20 X 24**		**12.1042**	**AV**	**5,810**	**98**		**1**	**5,690**

Total OBY Value **24,900**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**107**	**174**	**1**	**60,000.00**					**69**		**100**	**41,400.00**	**41,400**
					Totals:		**1**										**41,400**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
06/21/2019	**R2563**	**163**				**QC**		**YRABIEN JOSE A ETUX JANET L**
11/17/2016	**R2402**	**1044**				**QC**		**YRABIEN JOSE A**
08/08/2003	**R1736**	**850**	**3,965**	**3,965**	**V**	**WD**	**P**	**YRABIEN JOSE A ETUX**
10/22/1993	**1200**	**327**	**109,500**	**109,500**	**I**	**WD**	**A**	**YRABIEN JOSE A ETUX**

NOTES

14:32 CHG OPF TO USF/ INCR LND*LDS*R2563-163 ALSO SI001*JG
R22: ADD HVAC, CHG DRW VAL PER 32 *CB - 22: ADD WDK, CUD PER 51 *CB

Title Realty Title

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
File #151249BR

BK/PG:R2354/298-299
16000486

2 PGS : AL - WARRANTY DEED	
SUSIE BATCH: 168364	
01/13/2016 - 09:35 AM	
VALUE	170000.00
MORTGAGE TAX	0.00
TRANSFER TAX	629.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	642.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

FROM: LILLIE ELAINE TRUITT, A MARRIED PERSON, JEFFREY TRUITT, A MARRIED PERSON, SARA SMITH, A MARRIED PERSON AND JACOB POWELL, A MARRIED PERSON

TO: ALISON EPPS AND ANDREW C. EPPS, WIFE AND HUSBAND

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED SEVENTY THOUSAND AND NO/100--- ($170,000.00) ---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, We, LILLIE ELAINE TRUITT, A MARRIED PERSON, JEFFREY TRUITT, A MARRIED PERSON, SARA SMITH, A MARRIED PERSON AND JACOB POWELL, A MARRIED PERSON, have bargained and sold, and by these presents, do transfer and convey unto the said ALISON EPPS AND ANDREW C. EPPS, WIFE AND HUSBAND, their heirs and assigns, a certain tract or parcel of land located in Maury County, Tennessee, being more fully described as follows:

Land in Maury County, Tennessee, being Lot 37, Carriage Hills Subdivision, Section 2, as shown on plat of record in Plat Book 8, Page 82, in the Register's Office, Maury County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Subject to all matters as shown on plat of record in Book 8, Page 82, Register's Office of Maury County, Tennessee.

Subject to Restrictions of record in Book 853, Page 210, Register's Office of Maury County, Tennessee.

This being the same property conveyed to Lillie Elaine Truitt, Jeffrey Truitt, Sara Smith and Jacob Powell, as equal tenants in common by Warranty Deed from Bryan P. Rider, unmarried, recorded on the 8th day of October, 2014 in Deed Book R2294, Page 542, in the Register's Office of Maury County, Tennessee.

SUBJECT PROPERTY IS NOT THE GRANTORS USUAL PLACE OF RESIDENCE.

MAP 66FA, PARCEL 2.00

PROPERTY ADDRESS: 1004 GRAYSON PLACE, COLUMBIA, TN 38401

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said ALISON EPPS AND ANDREW C. EPPS, WIFE AND HUSBAND, their heirs and assigns forever. And we do covenant with the said ALISON EPPS AND ANDREW C. EPPS, WIFE AND HUSBAND, that we are lawfully seized and

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1004 GRAYSON PL Property Address Ownership and Mailing Address **EPPS ALISON ETVIR ANDREW C** **1004 GRAYSON PL** **COLUMBIA TN 38401**	Subdivision **CARRIAGE HILLS SEC 2** BK **8** PG **82** BLOCK LOT **37** TRACT Alt Subdiv BK PG BLOCK LOT TRACT Additional Description Dimensions **117.89X158.75 IRR**	**TAX YEAR 2023** **MAURY**	060	066F	A	002.00		000
			JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
		City **60156 Columbia**	Map **066F**	Updated 10/27/2022				
		SSD1	Dist **03**	Printed 03/17/2023				
		SSD2	Card: 1 of 1					
		Total Land Units **1** Deed Acres **0** Calculated Acres **0**	Page: 1 of 1					

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**1 No Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**04 Siding Average**	Attic	
Heating Fuel			

Year Built **1991**	Eff Yr Built **2006**	Rooms **0**	Bedrooms **0**				
Full Baths	Half Baths	Add'l Fixtures **7**	Total Fixtures **7**				
Wood FP Stacks	Openings	Add'l Sty	PreFab	Add'l Sty			
Info Src **3**	Occ **1**	Rental: Src	Year **0**	Amount **0**	Sched		

Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

Quality **2 : Above Average** Condition **Average** Class:

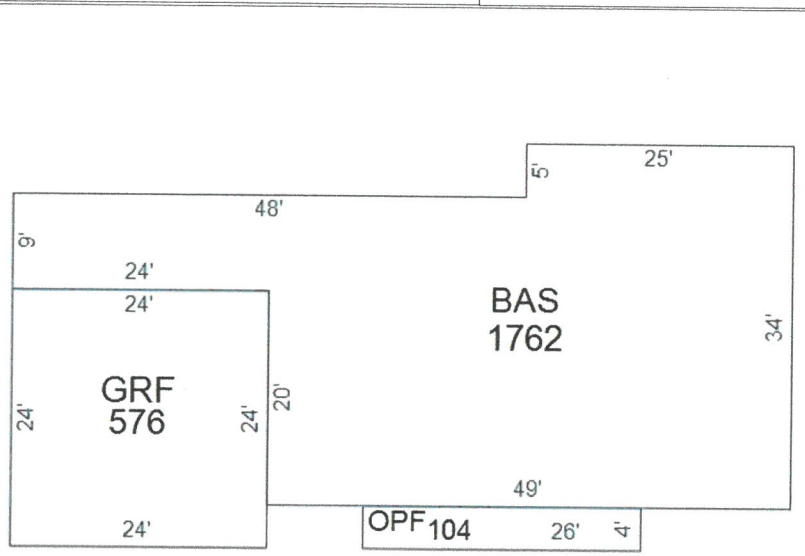
Prorate Date Factor % Comp Cost & Design **0**

Depr: Physical **20** Other Phys Functional External % Good **80**

	Factors							
GFLA	Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,762	**1.156**	**1**	**1**	**1.21**	**1,762**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete	
RCN	**253,060**	**45,360**	**298,420**	**169.36**	Dwelling Factor	**1**
RCNLD	**202,450**	**36,280**	**238,730**	**135.49**	Dwelling Value	**238,730**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,762**			
	OPF	**104**	**0**	**42.60**	**4,430**
	GRF	**576**	**0**	**71.06**	**40,930**



APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**244,200**
TOTAL APPRAISAL	**304,200**
GREENBELT APR	
ASSESSMENT	**76,050**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**304,200**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**500**	**UN**	**500**	**100**		**1**	**500**
WDK	**Wood Deck**	**2020**	**2020**	**300**	**C**	**1**	**15 X 20**		**17.4333**	**AV**	**5,230**	**94**		**1**	**4,920**

Total OBY Value **5,420**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**117**	**158**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
01/08/2016	**R2354**	**298**	**170,000**	**170,000**	**I**	**WD**	**A**	**EPPS ALISON ETVIR ANDREW C**
10/07/2014	**R2294**	**542**	**95,000**	**95,000**	**I**	**WD**	**A**	**TRUITT LILLIE ELAINE ETAL JEFFREY TI**
03/24/1995	**1248**	**687**	**102,000**	**102,000**	**I**	**WD**	**A**	**RIDER BRYAN P**
08/31/1993	**1194**	**182**	**95,000**	**95,000**	**I**	**WD**	**A**	**TAMEZ RAUL ETUX**

NOTES

R18: CHG QLTY PER 32 *CB - 22: REPL WDK PER 51 *CB

BK/PG: R2623/1073-1074

20005431

2 PGS:AL-WARRANTY DEED	
SUSIE BATCH: 227082	04/03/2020 - 09:30 AM
VALUE	260000.00
MORTGAGE TAX	0.00
TRANSFER TAX	962.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	975.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

WARRANTY DEED

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00

Bally
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MARCH, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/12/23

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1707KH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Hunter L. Tyree and Lauren Tyree	Legacy Mutual Home Mortgage	66F-A-003.00
1008 Grayson Place	3503 Paesanos Parkway	
Columbia, TN 38401	San Antonio, TX 78231	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARTY TYREE AND JAMIE TYREE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

HUNTER L. TYREE AND LAUREN TYREE, MARRIED COUPLE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MAURY COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 1008 Grayson Place, Columbia, TN 38401

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness hand on the 30th day of March, 2020.

Marty Tyree

Jamie Tyree

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MARTY TYREE AND JAMIE TYREE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of March, 2020.

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Property Type: **00 Residential**

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1008 GRAYSON PL
Property Address
Ownership and Mailing Address

TYREE HUNTER L ETUX LAUREN
1008 GRAYSON PL
COLUMBIA TN 38401

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **36** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **102.09X161.98 IRR**

TAX YEAR 2023
MAURY

JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I
060	066F	A	003.00		000

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

DWELLING DATA

Improv Type	**01 Single Family**	Lower Level	**4 Full Basement**
Stories	**1 Story Frame**	Heating/Air	**8 Heat And Cooling Pkg**
Exterior Wall	**12 Brick/Wood**	Attic	
Heating Fuel			

Year Built	**1991**	Eff Yr Built	**2006**	Rooms	**0**	Bedrooms	**0**
Full Baths		Half Baths		Add'l Fixtures	**7**	Total Fixtures	**7**
Wood FP Stacks	**1**	Openings	**1**	Add'l Sty		PreFab	Add'l Sty
Info Src **3**	Occ **1**	Rental: Src		Year **0**	Amount **0**		Sched

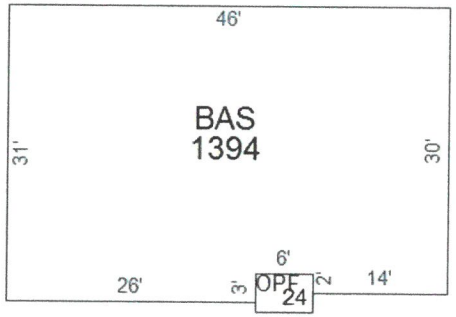
Foundation	**02 Continuous Footing**	Floor Finish	**11 Carpet Combination**
Floor System	**04 Wood W/ Sub Floor**	Interior Finish	**07 Drywall**
Party Wall	**00 None**	Paint/Decor	**04 Above Average**
Struct. Frame	**00 None**	Bath Tile	**00 None**
Roof Framing	**02 Gable/Hip**	Electrical	**04 Above Average**
Roof Cov/Deck	**03 Composition Shingle**	Shape	**01 Rectangular Design**
Cab/Millwork	**04 Above Average**		

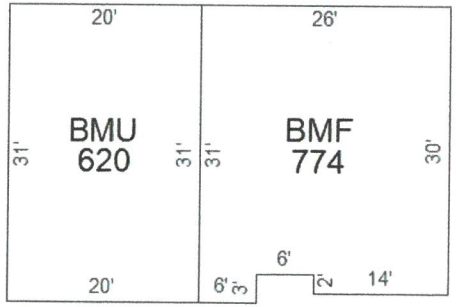
Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

GFLA	Factors: Area	Story	Const	Grade	SFLA	Depr Yr	Eff Age	County Factor
1,394	**.936**	**1**	**1.021**	**1.21**	**1,394**	**2022**	**16**	**1.00**

	Base Dwelling	Add'l Areas	Total	$/SqFt	% Complete
RCN	**213,910**	**62,650**	**276,560**	**198.39**	Dwelling Factor **1**
RCNLD	**171,130**	**50,130**	**221,260**	**158.72**	Dwelling Value **221,260**

AREAS: Lower Floor	First & Above	Area	% SFLA	Rate	RCN
	BAS	**1,394**			
	BMF	**774**	**0**	**56.86**	**44,010**
	OPF	**24**	**0**	**42.5**	**1,020**
	BMU	**620**	**0**	**28.42**	**17,620**





APPRAISED VALUES

LAND	**60,000**
IMPROVEMENTS	**222,600**
TOTAL APPRAISAL	**282,600**
GREENBELT APR	
ASSESSMENT	**70,650**
ASSESSED @	**25%**
APPROACH	**COST VALUE**

Value Correlation

	Value
COST	**282,600**
INCOME	
MARKET	

PARCEL DATA

NBHD	**C64**
Review Flag	
Living Units	
Water/Sewer	**03 Public / Individual**
Electricity	**01 Public**
Gas	**00 None**
Topo	**1 Rolling**
Road Type	**0 Us Highway**
Delete Next Year	
Greenbelt Review	**N**
Land Apr Date	**01/01/2006 By 32**
# Improvements	**1**
# Mobile Homes	**0**
NH Trend	**3 TRANSITION**
Other	
Land Use Code	**11**
Zoning	

GREENBELT

Year	Recorded
App#	Book/Pg

OUTBUILDINGS and YARD ITEMS

Code	Description	Yr Blt	Eff Yr	Area	Grade	Units	Add'l Description	Class	Rate	Cnd	RCN	%Good	Prort	Adj Fact	Value
WDK	**Wood Deck**	**1991**	**1991**	**240**	**C**	**1**	**12X20**		**19.2083**	**AV**	**4,610**	**10**		**1**	**460**
DRW	**Driveway**	**1991**	**1991**	**1**	**C**	**1**			**900**	**UN**	**900**	**100**		**1**	**900**

Total OBY Value **1,360**

ENTRANCES

Date	Code	ID
01/01/2002	**01 Bldg Apr**	**34**

BUILDING PERMITS

Date	Type	Status	Last Visit

MARKET LAND

#	Type	Table	Code	Acc	Front	Depth	Units	Rate	Infl	Fld	Topo	Loc	Size	Mkt	Dep	Adj Rate	Value Class
1	**U**	**22**	**01**		**102**	**161**	**1**	**60,000.00**							**100**	**60,000.00**	**60,000**
					Totals:		**1**										**60,000**

AGRICULTURAL / GREENBELT LAND

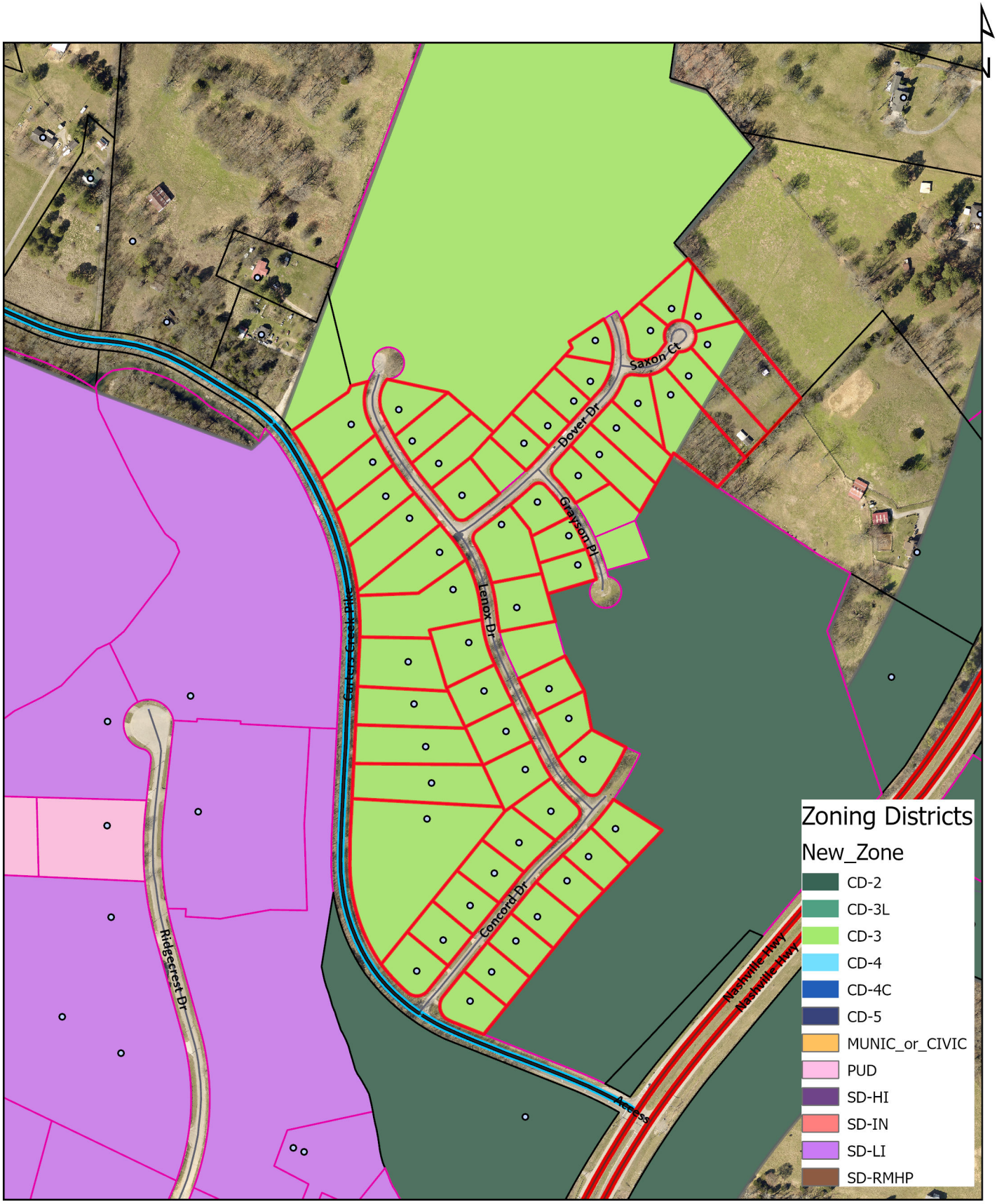
#	Mkt Line	Use Type	Soil Type	Access	Acres	Rate	Use Value
				Totals:			

SALES

Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner
03/30/2020	**R2623**	**1073**	**260,000**	**260,000**	**I**	**WD**	**B**	**TYREE HUNTER L ETUX LAUREN**
09/26/1995	**1266**	**736**	**110,500**	**110,500**	**I**	**WD**	**A**	**TYREE MARTY G ETUX**
06/19/1992	**1152**	**31**	**90,000**	**90,000**	**I**	**WD**	**A**	**STAFFORD DENNIS R**
08/12/1991	**1125**	**214**	**17,900**	**17,900**	**V**	**WD**	**M**	**REAVES LARRY G**

NOTES

INCR LAND PRICE*R06FN*CHG AREA CODE*R06JS*CHG AREA CODE*FN
CHG QUAL ON FRPL*R10/32*FN



Ord. No. 4475 - Exh B

Carriage Hills Subdivision

CITY OF COLUMBIA TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kevin McCarthy, kmccarthy@columbiatn.com, 931-560-1560

APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
23-0093	**Susan Stephenson/ Various**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**Carriage Hills Subdivision/ Various Parcels Tax Maps 66F and 66K**

SUMMARY OF REQUEST: **Zoning Map Amendment (CD-3 to CD-3L)**

The applicant, a representative of a larger group of property owners, requests to rezone 52 existing single-family lots and portions of an additional 3 lots. All together the subject properties comprise approximately 33 acres in the Carriage Hills subdivision from CD 3 (Neighborhood Character District) to CD-3L (Neighborhood- Large Lot Character District).

This request is unusual in that it is made by a group of property owners who do not intend to further develop the subject properties. The concept plan submitted with the request is simply the current lot configuration of the neighborhood. This report summarizes staff analysis regarding consistency, conformity, and compatibility of the proposed rezoning. The applicant also provided a thorough explanation of how the request satisfies the approval criteria for a rezoning as part of the response to technical comments.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CD 3	Single-Family Home	CD-2/ SD-LI/Unincorporated Single-Family Homes/Vacant/Light Industrial Services	Single-Family Homes	± 33 Acres

CONSISTENCY with the **COMPREHENSIVE PLAN:**	**PROPERTY HISTORY:**
Suburban Neighborhood: The future land use of the subject property is Suburban Neighborhood. The classification is characterized by residential neighborhoods with limited intermixed and compatible civic uses. The requested CD-3L zoning designation is consistent with the Suburban Neighborhood future land use classification.	Existing improvements on the property consists of single-family homes and various accessory structures. The homes were constructed outside the City of Columbia in 1980s and 90s. The City annexed the neighborhood in the early 2000s.

CONFORMITY to the ZONING ORDINANCE:

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicants provided a concept plan (i.e. "Sketch Development Plan"). In this case the applicants do not intend to develop the properties and simply provided a cadastral map depicting the current lot configuration.

The lots at 104, 108, and 112 Saxon Court are partially in the City and partially in unincorporated Maury County. The street frontages and existing principal structures are located inside Columbia. For those properties, the rezoning would only impact the portions located inside the corporate limits of Columbia.

Zoning Ordinance Referenced:

Proposed CD-3L Character District (Table 4.3.1-C, p. 56-65)

Both the current and requested zoning designations are residential in character. The Zoning Ordinance permits two dwelling unit per acre in CD-3L and four dwelling units per acre in CD-3. The minimum lot width for a "front-loaded" single family home is 100 feet in a CD-3L and 65-feet in a CD-3. House (i.e. detached single family homes) is the only permitted structure type in CD-3L. The CD-3 permits the duplex (i.e. two-family homes) structure type on lots with at least 100 feet of frontage under limited circumstances.

The Ordinance describes the CD-3L Neighborhood District as a low density single-family detached residential area in which houses form the predominant building type. Lots and building sites are large with medium to deep setbacks. Thoroughfares form medium to large-sized blocks, may have curbs, and may include sidewalks and street trees. The district permits a maximum density of two dwelling units per acre. CD-3L is an appropriate implementing district for the Suburban Neighborhood future land use classification.

Lot/Building Site Width (Table 4.3.1-C, p. 57)

- Minimum lot width of 100
- No less than 80% of lots must enfront a vehicular thoroughfare or internal drive conforming to the standards of the Ordinance and Subdivision Regulation
- Up to ≤ 20% of the lots may enfront a pedestrian path, passage, pedestrian walkway if such Lots have legal and physical vehicular access to a vehicular thoroughfare via driveway or Easement

Lot Standards/ Principle Buildings (Table 4.3.1-C, p. 68)

- 30' min front setback
- 12' ft min side setback
- 30' min rear setback (measured from the rear property line or centerline of rear alley as applicable)

Staff Comment:

The request to rezone all lots in an existing built-out subdivision is unusual. The change in entitlements is unlikely to change the physical character of the neighborhood. The existing homes and lots generally conform to the CD-3L standards, although cul-de-sac lots on Saxon Court have less than 100 feet of frontage. Although it is unlikely, some lots in the neighborhood could accommodate duplexes under the current CD-3 zoning. Changing the zoning to CD-3L would eliminate this option, effectively "downzoning" the properties by reducing the maximum permissible intensity of development.

ATTACHMENTS (CIRCLE)	SUBMITTED PLANS	CITY MAPS	LEGAL NOTICE	LEGAL DESCRIPTION
	PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS	

Zoning Map Amendment:

Staff reviewed the request for a zoning map amendment for conformity with the standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

Staff's review of Section 8.5.19.H.4 in relation to this request finds the following:

a. Whether the Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;

The subject properties have a future land use classification of Suburban Neighborhood (Connect Columbia Map 4). Both the current and proposed character districts are consistent with the Suburban Corridor future land use classification (Connect Columbia p.22; Table 3.7.1 p.36 of Zoning Ordinance).

Most of the subject properties are not located in an Area of Change; some of the lots in the northern portion of the subdivision are located within an Area of Change (Connect Columbia Map 3). The partial inclusion of the neighborhood in an Area of Change appears to be an error. The Area of Change map appears to indicate that in 2017-2018, the Planning Commission determined that the development pattern was established and changes to overall character of the area should rarely occur. This does not necessarily mean that the proposed change is inconsistent with Connect Columbia. However, the plan advises a "pause" and careful review to ensure that the context of the area surrounding the subject property is considered (Connect Columbia p. 14).

b. Whether the legal purposes for which zoning exists, as set forth in Section 1.5[, are not

contravened];[1]

All future use of the properties will be required to conform to the standards of the Zoning Ordinance. The standards protect and promote the public health, safety, morals, comfort, convenience, and general welfare of the people and community (§ 1.5.1.A p. 6).

The requested rezoning will potentially reduce the beneficial use of property by eliminating the option to construct duplexes on some lots (§ 1.5.1.P p. 7). However, the predominate and actual use of the properties for single family homes will not change.

The Planning Commission may determine that the proposed rezoning furthers the other purposes of zoning listed at §§ 1.5.1 and 1.5.2 of the Ordinance.

c. Whether there will be any adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

There are no known adverse effects upon adjacent property owners.

d. Whether any one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

Rezoning the property will not confer material benefits to the owners. Any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Ordinance.

e. Whether conditions affecting the area have changed to a sufficient [extent] to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;[2]

The proposed change to the zoning map does not have a material impact on the city as a whole or the subject properties, except that that maximum potential development of the neighborhood would be reduced by a few units. The unanimity of the residents in making this request indicates that the change (elimination of potential duplex units) is the desire of the Carriage Hills residents.

f. Whether adequate school, road, parks, wastewater treatment, water supply, and stormwater

[1] Ordinance 4400 contains this incomplete sentence. The previous ordinance contained a nearly identical list of criteria at § 3.18.7.B. The corresponding criterion in Ordinance 3638 read "the legal purposes for which zoning exists are not contravened."

[2] The word *extent* was unintentionally omitted in the drafting of Ordinance 4400. The word was present in the corresponding criterion in Ordinance 3638.

drainage facilities are available.

The Carriage Hills neighborhood is already established. Residents benefit from established urban services except that most properties in the subdivision are served by private septic systems and do utilize sanitary sewer. The proposed rezoning would reduce rather than increase the potential number of households on the subject properties. In practically terms the total number of dwelling units will not change. Technical comments from public service providers generally indicate that services remain in place. However, Maury County Schools, did submit comments on the proposed rezoning indicating that the high school which serves families in Carriage Hills is currently operating above capacity.

LABELS

LEADERLINES

TEXT_PARCEL

PARCELS

2020_ORTHOS (Image)

MAURY COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Thad Jablonski, Finance Director, tjablonski@columbiatn.com, 931-560-1580

AGENDA ITEM TITLE: 1ST CONSIDERATION OF ORDINANCE NO. 4476 – AN ORDINANCE TO AMEND THE FISCAL YEAR 2023-2024 BUDGET ORDINANCE NO. 4464 PROVIDING FOR REVISIONS TO THE GENERAL, STATE STREET AID, SANITATION, CAPITAL PROJECTS, AND WASTEWATER FUNDS AND ESTABLISH THE DATE OF OCTOBER 12, 2023 AS THE DATE OF PUBLIC HEARING

RECOMMENDATION: Approve Ordinance No. 4476 on first consideration and establish the date of October 12, 2023 as the date of public hearing.

INFORMATION: The proposed ordinance is the first amendment to the FY 2024 Appropriation Ordinance, impacting the State Street Aid, Sanitation, Capital Projects and Wastewater Funds and several departments within the General Fund.

Within this budget amendment, the following items are included:

- Reappropriation of funds totaling $6,678,868 across General, State Street Aid, Sanitation, Capital Projects and Wastewater Funds.

A detailed schedule of items included within this budget amendment is attached. This amendment increases the City's total budget for FY 2024 by $6,678,868 to $87,117,836.

AN ORDINANCE TO AMEND THE FISCAL YEAR 2023-2024 BUDGET ORDINANCE NO. 4345 PROVIDING FOR REVISIONS TO THE GENERAL, STATE STREET AID, SANITATION, CAPITAL PROJECTS, AND WASTEWATER FUNDS

BE IT ORDAINED BY THE CITY OF COLUMBIA, TENNESSEE:

Section 1: That Ordinance No. 4464 as amended, the same being the Appropriation Ordinance for the City of Columbia for the Fiscal Year July 1, 2023 through June 30, 2024, be amended. That the total budget appropriation for the fiscal year be increased from $80,438,968 to $87,557,838, an increase of $7,118,870.

Section 2: That the budget appropriations shall be revised as follows:

MIS total of $1,086,533 be amended to $1,128,791, an increase of $42,258.

General City Admin total of $10,057,293 be amended to $10,296,047, an increase of $238,754.

Police total of $12,064,131 be amended to $12,369,747, an increase of $305,616.

Fire total of $9,450,523 be amended to $9,965,152, an increase of $514,629.

Public Works total of $5,352,015 be amended to $5,901,410, an increase of $549,395.

Development Services total of $2,207,684 be amended to $2,237,684, an increase of $30,000.

Parks total of $3,570,012 be amended to $3,659,085, an increase of $89,073.

State Street Aid total of $1,969,000 be amended to $2,171,185, an increase of $202,185.

Sanitation total of $4,506,366 be amended to $4,866,460, an increase of $360,094.

Capital Projects total of $2,953,029 be amended to $4,062,755, an increase of $1,109,726.

Wastewater total of $22,434,562 be amended to $25,671,700, an increase of $3,237,138.

ALL OTHER APPROPRIATIONS REMAIN THE SAME.

Section 3: This ordinance is enacted pursuant to and in compliance and conformity with Article 9, Section 9 of the Charter of the City of Columbia, with Notice of Public Hearing published on the 17th day of September, 2023, and it shall be executed and construed consistent with said charter and laws of the State of Tennessee.

Section 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, THIS THE ___ DAY OF OCTOBER, 2023.

_____

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____

C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____

ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st Consideration: _____

Passed on 2nd Consideration: _____

Summary of Appropriation Amendment #1
1st Consideration - September 14th (9/14/23)

MIS			
Rebudget funds for order/services not received as of 6/30/23			42,258.00
	Total MIS	**$**	**42,258.00**
General City Admin			
Rebudget funds for order/services not received as of 6/30/23			238,754.00
	Total General City Admin	**$**	**238,754.00**
Police			
Rebudget funds for order/services not received as of 6/30/23			305,616.00
	Total Police	**$**	**305,616.00**
Fire			
Rebudget funds for order/services not received as of 6/30/23			514,629.00
	Total Fire	**$**	**514,629.00**
Public Works			
Rebudget funds for order/services not received as of 6/30/23			549,395.00
	Total Public Works	**$**	**549,395.00**
Development Services			
Rebudget funds for order/services not received as of 6/30/23		$	30,000.00
	Total Development Services	**$**	**30,000.00**
Parks			
Rebudget funds for order/services not received as of 6/30/23			89,073.00
	Total Parks	**$**	**89,073.00**
	TOTAL GENERAL FUND	**$**	**1,769,725.00**
State Street Aid			
Rebudget funds for order/services not received as of 6/30/23		$	202,185.00
	Total State Street Aid	**$**	**202,185.00**
Sanitation			
Rebudget funds for order/services not received as of 6/30/23		$	360,094.00
	Total Sanitation	**$**	**360,094.00**
Capital Projects			
Rebudget funds for order/services not received as of 6/30/23			1,109,726.00
	Total Capital Projects	**$**	**1,109,726.00**
Wastewater (Sewer) Fund			
Rebudget funds for order/services not received as of 6/30/23		$	3,237,138.00
	Total Wastewater (Sewer) Fund	**$**	**3,237,138.00**
Total Increase - All Funds (First Consideration)		**$**	**6,678,868.00**

CITY OF COLUMBIA
FY 2024 APPROPRIATION AMENDMENT #1
First Consideration 9/14/23

1) Rebudget General Fund Outstanding Purchase Order @ 6/30/23

Materials/Equipment/Services not received by 6/30/23

Increase Revenues

110-37110	$ 1,726,911.00	Prior Year Revenue
110-33228	$ 42,814.00	EPA Brownfield Assessment Grant
	$ 1,769,725.00	Total

Increase Expenditures

110-41300-255	$ 7,529.00	MIS - Software Support/Maintenance	Dell Marketing L P
110-41300-941	$ 34,729.00	MIS - Machinery,Equipment & Auto	Ford Of Murfreesboro
110-41900-250	$ 13,750.00	General Admin-Misc.- Prof Serv	WES Engineers & Surveyors
110-41900-290	$ 3,750.00	General Admin-Misc.- Other Services	Communications Services, Inc.
110-41900-290	$ 3,500.00	General Admin-Misc.- Other Services	Communications Services, Inc.
110-41900-290	$ 1,418.00	General Admin-Misc.- Other Services	Communications Services, Inc.
110-41900-297	$ 50,000.00	General Admin-Misc.- Animal Services	Maury Co Animal Shelter
110-41900-340	$ 16,046.00	General Admin-Misc. - Maint/Repair Supplies Other	Eye In The Sky
110-41900-930	$ 19,997.00	General Admin-Misc. - Improve Other Than Bldgs	T-Square Engineering
110-41900-930	$ 19,601.00	General Admin-Misc. - Improve Other Than Bldgs	Neel-Schaffer
110-41900-936	$ 693.00	General Admin-Misc. - City Hall Security	Eye In The Sky
110-41900-936	$ 108.00	General Admin-Misc. - City Hall Security	Eye In The Sky
110-41900-936	$ 252.00	General Admin-Misc. - City Hall Security	Eye In The Sky
110-41900-936	$ 2,268.00	General Admin-Misc. - City Hall Security	Eye In The Sky
110-41900-936	$ 265.00	General Admin-Misc. - City Hall Security	Eye In The Sky
110-41900-936	$ 775.00	General Admin-Misc. - City Hall Security	Eye In The Sky
110-41900-936	$ 234.00	General Admin-Misc. - City Hall Security	Eye In The Sky
110-41900-936	$ 75.00	General Admin-Misc. - City Hall Security	Eye In The Sky
110-41900-936	$ 3,040.00	General Admin-Misc. - City Hall Security	Eye In The Sky
110-41920-250	$ 42,814.00	General Admin-Brownfields Project - Prof Serv	PM Environmental, Inc
110-41950-930	$ 28,334.00	Tourism - Improvements Other Than Building	Jennifer Grisham
110-41950-930	$ 28,334.00	Tourism - Improvements Other Than Building	Jennifer Grisham
110-41950-930	$ 3,500.00	Tourism - Improvements Other Than Building	Cyril Stewart
110-42110-800	$ 100,675.00	Police Dept-Administration - Reserves	Midsouth Barndominiums
110-42110-800	$ 111,038.00	Police Dept-Administration - Reserves	Midsouth Barndominiums
110-42123-320	$ 15,000.00	Police Dept-Patrol - Operation Supplies	Accurate Law Enforcement
110-42123-320	$ 100.00	Police Dept-Patrol - Operation Supplies	Accurate Law Enforcement
110-42123-320	$ 14,875.00	Police Dept-Patrol - Operation Supplies	Accurate Law Enforcement
110-42123-320	$ 100.00	Police Dept-Patrol - Operation Supplies	Accurate Law Enforcement
110-42141-320	$ 4,037.00	Police Dept-Seized Weapons - Operating Supplies	Gulf States Distributors Inc
110-42142-941	$ 26,424.00	Police Dept - 2022 JAG Grant - Machinery and Equip	Trikke Professional Mobility
110-42150-255	$ 28,923.00	Support Services - Software Maintenance	Vigilant Solutions, LLC

110-42150-320	$	3,066.00	Police Dept-Support Services - Operation Supplies	Gulf States Distributors Inc
110-42150-320	$	1,378.00	Police Dept-Support Services - Operation Supplies	Gulf States Distributors Inc
110-42210-941	$	55,752.00	Fire Administration - Machinery & Equipment	Sabre Industries, Inc
110-42220-321	$	14,123.00	Fire Dept-Suppression - Controllable Assets	Motorola Solutions Inc
110-42220-326	$	10,188.00	Fire Dept-Suppression - Wearing Apparel	NAFECO Inc
110-42220-326	$	6,486.00	Fire Dept-Suppression - Wearing Apparel	NAFECO Inc
110-42220-326	$	204.00	Fire Dept-Suppression - Wearing Apparel	NAFECO Inc
110-42220-326	$	4,204.00	Fire Dept-Suppression - Wearing Apparel	Fire Storm
110-42220-326	$	8,408.00	Fire Dept-Suppression - Wearing Apparel	Fire Storm
110-42220-326	$	4,204.00	Fire Dept-Suppression - Wearing Apparel	Fire Storm
110-42220-941	$	104,445.00	Fire Dept-Suppression - Machinery & Equipment	Native Instinct LLC
110-42220-941	$	306,615.00	Fire Dept-Suppression - Machinery & Equipment	Southeast Apparatus Llc
110-43110-920	$	117,079.00	Streets-General - Buildings	Lose Design - Lose & Associates,
110-43120-930	$	67,899.00	Street Maintenance - Other Improvements	Columbia Oil Company Inc
110-43120-941	$	303,164.00	Street Maintenance - Machinery & Equipment	Viking Cives Midwest
110-43120-941	$	12,530.00	Street Maintenance - Machinery & Equipment	Viking Cives Midwest
110-43120-941	$	1,055.00	Street Maintenance - Machinery & Equipment	Viking Cives Midwest
110-43120-941	$	11,527.00	Street Maintenance - Machinery & Equipment	Viking Cives Midwest
110-43120-941	$	25,607.00	Street Maintenance - Machinery & Equipment	Viking Cives Midwest
110-43120-941	$	4,554.00	Street Maintenance - Machinery & Equipment	Viking Cives Midwest
110-43120-941	$	5,980.00	Street Maintenance - Machinery & Equipment	Thompson Machinery
110-43710-340	$	30,000.00	Development Serv-Planning - Maint & Repair Supplies-C	Eye In The Sky
110-44410-320	$	6,700.00	Recreation - Administration - Operation Supplies	Crane Fitness Equipment
110-44415-931	$	75,048.00	Recreation - Maintenance Shop - Park Improvements	Kimley-Horn & Associates, Inc
110-44415-941	$	7,325.00	Recreation - Maintenance Shop - Machinery & Equipmen	Columbia Kubota
	$	1,769,725.00	Total	

2) Rebudget State Street Aid Fund Outstanding Purchase Orders @ 6/30/23

Materials/Equipment/Services not received by 6/30/23

Increase Revenues

121-37110	$	202,185.00	Prior Year Revenue

Increase Expenditures

121-43100-290		12,823.00	State Street Aid - Other Services	Columbia Power & Water Syster
121-43100-941	$	189,362.00	State Street Aid - Machinery and Equip	Versalift
	$	202,185.00	Total	

3) Rebudget Sanitation Aid Fund Outstanding Purchase Orders @ 6/30/23

Materials/Equipment/Services not received by 6/30/23

Increase Revenues

127-37110	$	360,094.00	Prior Year Revenue

Increase Expenditures

127-43230-941	$ 360,094.00	Sanitation - Machinery, Equipment And Auto	Stringfellow Inc
	$ 360,094.00	Total	

4) Rebudget Capital Projects Fund Outstanding Purchase Orders @ 6/30/23

Materials/Equipment/Services not received by 6/30/23

Increase Revenues

311-37110	$ 1,109,726.00	Prior Year Revenue

Increase Expenditures

311-41320-930	417,705.00	South Garden Streetscape - Improvements Other Than Bu	Adams Contracting, LLC
311-41320-930	135,264.00	South Garden Streetscape - Improvements Other Than Bu	Ragan Smith & Associates Inc
311-41850-923	36,434.00	South Garden Streetscape - Improvements Other Than Bu	Barge Design Solutions, Inc
311-41850-923	48,275.00	South Garden Streetscape - Improvements Other Than Bu	Barge Design Solutions, Inc
311-41850-936	49,122.00	South Garden Streetscape - Improvements Other Than Bu	Morrison Engineering LLC
311-42210-920	175,350.00	South Garden Streetscape - Improvements Other Than Bu	Nuber Architecture LLC
311-43100-934	40,088.00	South Garden Streetscape - Improvements Other Than Bu	Gresham Smith & Partners
311-43100-934	$ 207,488.00	South Garden Streetscape - Improvements Other Than Bu	Gresham Smith & Partners
	$ 1,109,726.00	Total	

5) Rebudget Wastewater (Sewer) Fund Outstanding Purchase Orders @ 6/30/23

Materials/Equipment/Services not received by 6/30/23

Increase Revenues

412-37110	$ 3,237,138.00	Prior Year Revenue

Increase Expenditures

412-52211-941	$ 113,709.00	Sewer Line Maintenance - Machinery, Equipment And Au	Cumberland International
412-52212-269	$ 24,377.00	Pumping Station - Maint/Repair Other	Cumberland Machine Co Inc
412-52212-269	$ 49,663.00	Pumping Station - Maint/Repair Other	Cumberland Machine Co Inc
412-52212-269	$ 13,018.00	Pumping Station - Maint/Repair Other	Guthrie Sales & Service Inc
412-52212-340	$ 17,205.00	Pumping Station - Maint/Repair Other	Cumberland Machine Co Inc
412-52212-340	$ 19,704.00	Pumping Station - Maint/Repair Other	John Bouchard & Sons Co Inc
412-52212-931	$ 1,218,500.00	Pumping Station - Maint/Repair Other	J R Wauford & Co Cons Eng, Ir
412-52213-269	$ 7,950.00	Pumping Station - Maint/Repair Other	Columbia Machine Works
412-52213-269	$ 11,417.00	Pumping Station - Maint/Repair Other	Applied Industrial Technologie
412-52213-269	$ 16,117.00	Pumping Station - Maint/Repair Other	BCV Systems LLC
412-52213-921	$ 1,040,785.00	Sewer Treatment Plant - Plant Impr	Judy Construction Company
412-52213-930	$ 447,000.00	Sewer Treatment Plant - Improve Other Than Buildings	J R Wauford & Co Cons Eng, Ir
412-52215-250	$ 20,000.00	Sewer Rehabilitation - Professional Services	J R Wauford & Co Cons Eng, Ir
412-52215-930	$ 15,211.00	Sewer Rehabilitation - Improve Other Than Buildings	J R Wauford & Co Cons Eng, Ir
412-52215-930	$ 8,795.00	Sewer Rehabilitation - Improve Other Than Buildings	J R Wauford & Co Cons Eng, Ir
412-52215-937	$ 213,687.00	Sewer Rehabilitation - WCTS Improvement Project	SBW Constructors, LLC

$ 3,237,138.00 Total

City of Columbia FY 2024 Reappropriations

PO Number		Vendor Name	PO Date	PO Amount	Obligated	Liquidated	RA Amt
PO-26013	110-41300-255	Dell Marketing L P	06/07/2023	$7,528.22	$0.00	$0.00	$7,529.00
PO-25959	110-41300-941	Ford Of Murfreesboro	03/20/2023	$34,729.00	$0.00	$0.00	$34,729.00
							$42,258.00
BO-1417	110-41900-250	WES Engineers & Surveyors	04/19/2023	$13,750.00	$0.00	$0.00	$13,750.00
PO-25998	110-41900-290	Communications Services, Inc.	05/18/2023	$8,668.00	$0.00	$0.00	$3,750.00
PO-25998	110-41900-290	Communications Services, Inc.	05/18/2023	$8,668.00	$0.00	$0.00	$3,500.00
PO-25998	110-41900-290	Communications Services, Inc.	05/18/2023	$8,668.00	$0.00	$0.00	$1,418.00
PO-26030	110-41900-297	Maury Co Animal Shelter	06/22/2023	$50,000.00	$0.00	$0.00	$50,000.00
PO-25833	110-41900-340	Eye In The Sky	09/14/2022	$46,045.93	$0.00	$0.00	$16,046.00
PO-25919	110-41900-930	T-Square Engineering	01/11/2023	$22,250.00	$0.00	$2,253.75	$19,997.00
RA-25619	110-41900-930	Neel-Schaffer	44866	$53,402.00	$0.00	$33,801.69	$19,601.00
PO-25999	110-41900-936	Eye In The Sky	05/18/2023	$7,708.46	$0.00	$0.00	$693.00
PO-25999	110-41900-936	Eye In The Sky	05/18/2023	$7,708.46	$0.00	$0.00	$108.00
PO-25999	110-41900-936	Eye In The Sky	05/18/2023	$7,708.46	$0.00	$0.00	$252.00
PO-25999	110-41900-936	Eye In The Sky	05/18/2023	$7,708.46	$0.00	$0.00	$2,268.00
PO-25999	110-41900-936	Eye In The Sky	05/18/2023	$7,708.46	$0.00	$0.00	$265.00
PO-25999	110-41900-936	Eye In The Sky	05/18/2023	$7,708.46	$0.00	$0.00	$775.00
PO-25999	110-41900-936	Eye In The Sky	05/18/2023	$7,708.46	$0.00	$0.00	$234.00
PO-25999	110-41900-936	Eye In The Sky	05/18/2023	$7,708.46	$0.00	$0.00	$75.00
PO-25999	110-41900-936	Eye In The Sky	05/18/2023	$7,708.46	$0.00	$0.00	$3,040.00
RC-1290	110-41920-250	PM Environmental, Inc	44868	$112,243.00	$0.00	$69,429.82	$42,814.00
PO-25961	110-41950-930	Jennifer Grisham	03/20/2023	$85,000.00	$0.00	$56,666.00	$28,334.00
RA-25737	110-41950-930	Jennifer Grisham	44866	$56,667.00	$0.00	$28,333.00	$28,334.00
RB-25215	110-41950-930	Cyril Stewart	44868	$3,500.00	$0.00	$0.00	$3,500.00
							$238,754.00
PO-25981	110-42110-800	Midsouth Barndominiums	04/20/2023	$100,675.00	$0.00	$0.00	$100,675.00
PO-25981	110-42110-800	Midsouth Barndominiums	04/20/2023				$111,038.00
PO-26004	110-42123-320	Accurate Law Enforcement	05/18/2023	$15,100.00	$0.00	$0.00	$15,000.00
PO-26004	110-42123-320	Accurate Law Enforcement	05/18/2023	$15,100.00	$0.00	$0.00	$100.00
PO-26005	110-42123-320	Accurate Law Enforcement	05/18/2023	$14,975.00	$0.00	$0.00	$14,875.00
PO-26005	110-42123-320	Accurate Law Enforcement	05/18/2023	$14,975.00	$0.00	$0.00	$100.00

PO-25898	110-42141-320	Gulf States Distributors Inc	12/13/2022	$7,945.60	$0.00	$3,908.80	$4,037.00
PO-26038	110-42142-941	Trikke Professional Mobility	45104	$26,424.00	$0.00	$0.00	$26,424.00
PO-25982	110-42150-255	Vigilant Solutions, LLC	04/20/2023	$28,922.28	$0.00	$0.00	$28,923.00
PO-25899	110-42150-320	Gulf States Distributors Inc	12/13/2022	$7,026.95	$0.00	$2,583.00	$3,066.00
PO-25899	110-42150-320	Gulf States Distributors Inc	12/13/2022	$7,026.95	$0.00	$2,583.00	$1,378.00
							$305,616.00
BO-1416	110-42210-941	Sabre Industries, Inc	04/19/2023	$188,398.00	$0.00	$132,646.00	$55,752.00
PO-26024	110-42220-321	Motorola Solutions Inc	06/13/2023	$14,122.36	$0.00	$0.00	$14,123.00
EO-49	110-42220-326	NAFECO Inc	05/18/2023	$16,878.00	$0.00	$0.00	$10,188.00
EO-49	110-42220-326	NAFECO Inc	05/18/2023	$16,878.00	$0.00	$0.00	$6,486.00
EO-49	110-42220-326	NAFECO Inc	05/18/2023	$16,878.00	$0.00	$0.00	$204.00
PO-26025	110-42220-326	Fire Storm	06/13/2023	$16,815.00	$0.00	$0.00	$4,204.00
PO-26025	110-42220-326	Fire Storm	06/13/2023	$16,815.00	$0.00	$0.00	$8,408.00
PO-26025	110-42220-326	Fire Storm	06/13/2023	$16,815.00	$0.00	$0.00	$4,204.00
PO-26023	110-42220-941	Native Instinct LLC	06/12/2023	$104,444.21	$0.00	$0.00	$104,445.00
RA-25731	110-42220-941	Southeast Apparatus Llc	44866	$306,615.00	$0.00	$0.00	$306,615.00
							$514,629.00
RA-25618	110-43110-920	Lose Design - Lose & Associates, Inc	44868	$257,767.00	$0.00	$140,688.53	$117,079.00
PO-25866	110-43120-930	Columbia Oil Company Inc	10/21/2022	$67,899.00	$0.00	$0.00	$67,899.00
PO-25830	110-43120-941	Viking Cives Midwest	09/14/2022	$303,163.64	$0.00	$0.00	$303,164.00
PO-25867	110-43120-941	Viking Cives Midwest	10/25/2022	$55,273.00	$0.00	$0.00	$12,530.00
PO-25867	110-43120-941	Viking Cives Midwest	10/25/2022	$55,273.00	$0.00	$0.00	$1,055.00
PO-25867	110-43120-941	Viking Cives Midwest	10/25/2022	$55,273.00	$0.00	$0.00	$11,527.00
PO-25867	110-43120-941	Viking Cives Midwest	10/25/2022	$55,273.00	$0.00	$0.00	$25,607.00
PO-25867	110-43120-941	Viking Cives Midwest	10/25/2022	$55,273.00	$0.00	$0.00	$4,554.00
PO-25990	110-43120-941	Thompson Machinery	05/03/2023	$5,980.00	$0.00	$0.00	$5,980.00
							$549,395.00
PO-25833	110-43710-340	Eye In The Sky	09/14/2022	$46,045.93	$0.00	$0.00	$30,000.00
							$30,000.00
PO-26011	110-44410-320	Crane Fitness Equipment	06/06/2023	$6,700.00	$0.00	$0.00	$6,700.00
PO-25987	110-44415-931	Kimley-Horn & Associates, Inc	05/03/2023	$79,800.00	$0.00	$4,752.00	$75,048.00
PO-26018	110-44415-941	Columbia Kubota	06/07/2023	$7,325.00	$0.00	$0.00	$7,325.00

							$89,073.00
PO-25992	121-43100-290	Columbia Power & Water Systems	05/03/2023	$12,822.71	$0.00	$0.00	$12,823.00
RA-25730	121-43100-941	Versalift	44875	$189,362.00	$0.00	$0.00	$189,362.00
							$202,185.00
RA-25660	127-43230-941	Stringfellow Inc	44875	$360,094.00	$0.00	$0.00	$360,094.00
							$360,094.00
PO-25861	311-41320-930	Adams Contracting, LLC	10/18/2022	$2,132,231.75	$0.00	$1,714,527.61	$417,705.00
PO-25874	311-41320-930	Ragan Smith & Associates Inc	11/08/2022	$168,000.00	$0.00	$32,736.55	$135,264.00
RB-25371	311-41850-923	Barge Design Solutions, Inc	44875	$125,730.00	$0.00	$41,021.52	$36,434.00
RB-25371	311-41850-923	Barge Design Solutions, Inc	44875	$125,730.00	$0.00	$41,021.52	$48,275.00
RA-25699	311-41850-936	Morrison Engineering LLC	44875	$49,122.00	$0.00	$0.00	$49,122.00
PO-25817	311-42210-920	Nuber Architecture LLC	08/19/2022	$175,350.00	$0.00	$0.00	$175,350.00
RD-24909	311-43100-934	Gresham Smith & Partners	44875	$268,812.00	$0.00	$21,236.80	$40,088.00
RD-24909	311-43100-934	Gresham Smith & Partners	44875	$268,812.00	$0.00	$21,236.80	$207,488.00
							$1,109,726.00
PO-25841	412-52211-941	Cumberland International	09/16/2022	$113,708.52	$0.00	$0.00	$113,709.00
EO-44	412-52212-269	Cumberland Machine Co Inc	05/03/2023	$24,376.65	$0.00	$0.00	$24,377.00
EO-46	412-52212-269	Cumberland Machine Co Inc	05/03/2023	$49,662.52	$0.00	$0.00	$49,663.00
EO-50	412-52212-269	Guthrie Sales & Service Inc	06/06/2023	$13,018.00	$0.00	$0.00	$13,018.00
EO-54	412-52212-340	Cumberland Machine Co Inc	06/29/2023	$17,205.00	$0.00	$0.00	$17,205.00
PO-25934	412-52212-340	John Bouchard & Sons Co Inc	01/31/2023	$19,703.30	$0.00	$0.00	$19,704.00
PO-26015	412-52212-931	J R Wauford & Co Cons Eng, Inc	06/07/2023	$1,250,000.00	$0.00	$31,500.00	$1,218,500.00
EO-52	412-52213-269	Columbia Machine Works	06/22/2023	$7,950.00	$0.00	$0.00	$7,950.00
EO-55	412-52213-269	Applied Industrial Technologies	06/29/2023	$11,416.34	$0.00	$0.00	$11,417.00
PO-26032	412-52213-269	BCV Systems LLC	06/22/2023	$16,117.00	$0.00	$0.00	$16,117.00
PO-26012	412-52213-921	Judy Construction Company	06/06/2023	$1,221,000.00	$0.00	$180,215.00	$1,040,785.00
RB-25500	412-52213-930	J R Wauford & Co Cons Eng, Inc		$1,440,000.00		$993,000.00	$447,000.00
BO-1410	412-52215-250	J R Wauford & Co Cons Eng, Inc	01/11/2023	$80,000.00	$0.00	$60,000.00	$20,000.00
RD-24784	412-52215-930	J R Wauford & Co Cons Eng, Inc	44875	$100,611.00	$0.00	$85,400.00	$15,211.00
RD-24961	412-52215-930	J R Wauford & Co Cons Eng, Inc	44875	$8,795.00	$0.00	$0.00	$8,795.00
RB-1327	412-52215-937	SBW Constructors, LLC	44867	$1,020,667.00	$0.00	$806,980.36	$213,687.00
							$3,237,138.00
		Grand Total					**$6,678,868.00**

FY 2024 Budget Summary - AA#1						
9/14/2023						
		SERVICES &		CAPITAL	DEBT	AA#1
Departments	PERSONNEL	SUPPLIES	TRANSFERS	OUTLAY	SERVICE	FY 2024
City Council	$89,937	$355,900	$0	$0	$0	$445,837
Legal Services	$61,460	$217,100	$0	$0	$0	$278,560
Management Info Systems	$349,433	$283,629	$0	$495,729	$0	$1,128,791
City Manager	$472,107	$301,888	$0	$0	$0	$773,995
Finance & City Recorder	$1,064,515	$60,398	$0	$0	$0	$1,124,913
Human Resources	$253,588	$30,365	$0	$0	$0	$283,953
General City Admin	$1,625,488	$3,257,902	$4,062,367	$1,350,290	$0	$10,296,047
Police	$9,859,324	$1,895,774	$0	$614,649	$0	$12,369,747
Fire	$8,267,603	$872,989	$0	$824,560	$0	$9,965,152
Streets & Maintenance	$3,128,560	$684,955	$0	$2,087,895	$0	$5,901,410
Development Services	$1,768,164	$439,520	$0	$30,000	$0	$2,237,684
Parks & Recreation	$2,249,673	$617,039	$0	$792,373	$0	$3,659,085
Total General Fund	$29,189,851	$9,017,459	$4,062,367	$6,195,496	$0	$48,465,173
State Street Aid Fund	$0	$1,826,823	$75,000	$269,362	$0	$2,171,185
N&V Chief's Fund	$0	$90,000	$0	$0	$0	$90,000
Street & Transportation Fund	$0	$75,100	$0	$0	$0	$75,100
Drug Fund	$0	$61,053	$40,000	$0	$0	$101,053
Solid Waste (Sanitation) Fund	$1,785,195	$2,245,178	$75,993	$760,094	$0	$4,866,460
Debt Service Fund	$0	$0	$0	$0	$1,614,410	$1,614,410
Capital Projects Fund	$0	$0	$0	$4,062,755	$0	$4,062,755
Wastewater (Sewer) Fund	$3,726,603	$5,303,476	$0	$12,734,687	$3,906,934	$25,671,700
Grand Total	$34,701,650	$18,619,090	$4,253,360	$24,022,394	$5,521,344	$87,117,836

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Donnie Boshers, Wastewater Director, dboshers@columbiatn.com, 931-560-1011

AGENDA ITEM TITLE: 1ST CONSIDERATION OF ORDINANCE NO. 4477 - AN ORDINANCE TO AMEND TITLE 18, CHAPTER 2, SECTIONS 18-208(2) AND 18-209(5)(f) OF THE COLUMBIA MUNICIPAL CODE BY ADDING A PARAGRAPH TO TITLE 18, CHAPTER 2, SECTION 18-208(2) AND BY DELETING TITLE 18, CHAPTER 2, SECTION 18-209(5)(f) IN ITS ENTIRETY AND REPLACING SUCH SECTION WITH A NEW TITLE 18, CHAPTER 2, SECTION 18-209(5)(f) AND ESTABLISH THE DATE OF OCTOBER 12, 2023 AS THE DATE OF PUBLIC HEARING

RECOMMENDATION: Approve Ordinance No. 4477 on first consideration and establish the date of October 12, 2023 as the date of public hearing.

INFORMATION: The City of Columbia Wastewater Department seeks to update its Municipal Code with respect to the provisions related to sewage to address the availability of sewer services in the event of annexations and to address increased costs of plant operations and sludge disposal contracts.

ORDINANCE NO. 4477

AN ORDINANCE TO AMEND TITLE 18, CHAPTER 2, SECTIONS 18-208(2) AND 18-209(5)(f) OF THE COLUMBIA MUNICIPAL CODE BY ADDING A PARAGRAPH TO TITLE 18, CHAPTER 2 SECTION 18-208(2) AND BY DELETING TITLE 18, CHAPTER 2, SECTION18-209(5)(f) IN ITS ENTIRETY AND REPLACING SUCH SECTION WITH A NEW TITLE 18, CHAPTER 2, SECTION 18-209(5)(f)

WHEREAS, it is the desire of the City of Columbia to update its Municipal Code with respect to the provisions related to sewage to address the availability of sewer services in the event of annexations and to address increased costs of plant operations and sludge disposal contracts.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA, as follows:

Section 1. That Title 18, Chapter 2 Sewage, Section 18-208(2) be amended by adding the following new paragraph at the end of said section.

18-208. Use of and connection to public sewers.

(2) Availability. . . .
The availability of sewer services for property and new subdivisions proposed for annexation shall be determined by the Wastewater Civil Engineer and the Wastewater Director.

Section 2. That Title 18, Chapter 2 Sewage, Section 18-209(5)(f) is hereby repealed in its entirety and replaced with the following new Title 18, Chapter 2, Section 18-209(5)(f):

18-209. Private domestic wastewater disposal.

(5) Wastewater disposal services.

(f) Hauled septage fees.

(i) Permit application or renewal $37.50
(ii) Vehicle registration, per vehicle $20.00
(iii)Discharge fee per load, any quantity up to 1000 gallons
(A) From inside Columbia City Limits. $90.00
(B) From outside Columbia City Limits. $110.00
(C) From outside Maury County $130.00

(iv) The Director or designee may require a chemical analysis of hauled waste with associated costs billed to the hauler. Additionally, haulers shall pay surcharges in the amount necessary to recover

treatment costs incurred in treating extra-strength and non-compatible waste discharged as outlined in this chapter without regard to the definition of industrial user.

(v) Quantities exceeding one thousand (1,000) gallons shall be pro-rated in five hundred (500) gallon increments using the established fee schedule.

Section 3. This Ordinance is passed after a public hearing held on the ___ day of _____, 2023, with notice of said hearing being given in an official newspaper of the City of Columbia, Tennessee.

Section 4. That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the ___ day of _____, 2023.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____
ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st consideration: _____

Passed on 2nd consideration: _____

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Donnie Boshers, Wastewater Director, dboshers@columbiatn.com, 931-560-1011

AGENDA ITEM TITLE: 1ST CONSIDERATION OF ORDINANCE NO. 4478 - AN ORDINANCE TO ADD TITLE 18, CHAPTER 1, SECTION 18-106 TO THE COLUMBIA MUNICIPAL CODE PERTAINING TO SEWERS AND ESTABLISH THE DATE OF OCTOBER 12, 2023 AS THE DATE OF PUBLIC HEARING

RECOMMENDATION: Approve Ordinance No. 4478 on first consideration and establish the date of October 12, 2023 as the date of Public Hearing.

INFORMATION: It is the desire of the City of Columbia Wastewater Department to update its Municipal Code with respect to the provisions related to grinder pump systems under the sewer provisions of such code.

AN ORDINANCE TO ADD TITLE 18, CHAPTER 1, SECTION 18-106 TO THE COLUMBIA MUNICIPAL CODE PERTAINING TO SEWERS

WHEREAS, it is the desire of the City of Columbia to update its Municipal Code with respect to the provisions related to grinder pump systems under the sewer provisions of such code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA, as follows:

Section 1. That Title 18, Chapter 1, Section 18-106 be added to the Columbia Municipal Code pertaining to sewers:

18-106. Discontinuance of grinder pump systems. Grinder pump systems (low pressure sewer systems) shall not be allowed connection to the City of Columbia Wastewater system.

Parcels shall not be subdivided in such a way to force the newly-subdivided parcel(s) to require grinder pump(s) (low pressure sewer systems) for sanitary sewer access; any parcel subdivided in such a way shall not be granted sanitary sewer access.

Single grinder pumps (low pressure sanitary service) shall not be designed for any residence in the City of Columbia, except in the case of a failing septic/disposal system where sanitary sewer is determined to be immediately available to that residence according to the City of Columbia Municipal Code, or at the written consent of the Wastewater Civil Engineer and the Wastewater Director of the City of Columbia

Section 2. This Ordinance is passed after a public hearing held on the ___ day of _____, 2023, with notice of said hearing being given in an official newspaper of the City of Columbia, Tennessee.

Section 3: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the ___ day of _____, 2023.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____
ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st consideration: _____

Passed on 2nd consideration: _____

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Paul Keltner, Development Services Director, paul@columbiatn.com, 931.560.1560

AGENDA ITEM TITLE: 1ST CONSIDERATION ON ORDINANCE NO. 4479 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE ARDEN VILLAGE PUD MASTER PLAN AT TAX MAP 51 PARCELS 2 AND 2.05 LOCATED OFF NASHVILLE HIGHWAY AND ARDEN VILLAGE DRIVE AND ESTABLISH THE DATE OF OCTOBER 12, 2023 AS THE DATE OF PUBLIC HEARING - WARD 5

RECOMMENDATION: Approve Ordinance No. 4479 on first consideration and establish October 12, 2023 as the date of Public Hearing.

INFORMATION: The applicant is requesting to modify the Planned Unit Development Master Plan by altering Building "A" with an additional building story. The building will consist of one commercial floor on the ground with two floors of residential above. The three-story proposal will keep in rhythm with the surrounding structures. The Architectural Design Review Team approved this item at the December 2022 meeting with conditions. The Planning Commission reviewed this request at the August 9, 2023 meeting and recommended approval with a vote of six to zero.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE ARDEN VILLAGE PUD MASTER PLAN AT TAX MAP 51 PARCELS 2 AND 2.05 LOCATED OFF NASHVILLE HIGHWAY AND ARDEN VILLAGE DRIVE.

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by revising the Arden Village PUD Master Plan for property off Nashville Highway and Arden Village Drive, at Tax Map 51 Parcels 2 and 2.05.

Section 2: Said revised Planned Unit Development Master Plan is located in the Third Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia. The PUD Master Plan, which is attached hereto and incorporated herein by reference, is identified as Exhibit "A". The façade elevations for the PUD Master Plan, which are attached hereto and incorporated herein by reference, are identified as Exhibit "B".

Section 3 This Ordinance is passed after review by the Columbia Municipal Planning Commission with a recommendation of approval on the 12th day of August, 2023, and after a public hearing held on the 12th day of October, 2023, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following findings:

a. The proposed PUD Master Plan is in agreement with the Comprehensive plan and any applicable local area plans;

b. It has been determined that the legal purposes for which zoning exists have not been contravened;

c. The proposed PUD Master Plan will have no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

.

Section 5: That ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF THE CITY OF COLUMBIA, TENNESSEE, This the 12th day of October, 2023.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

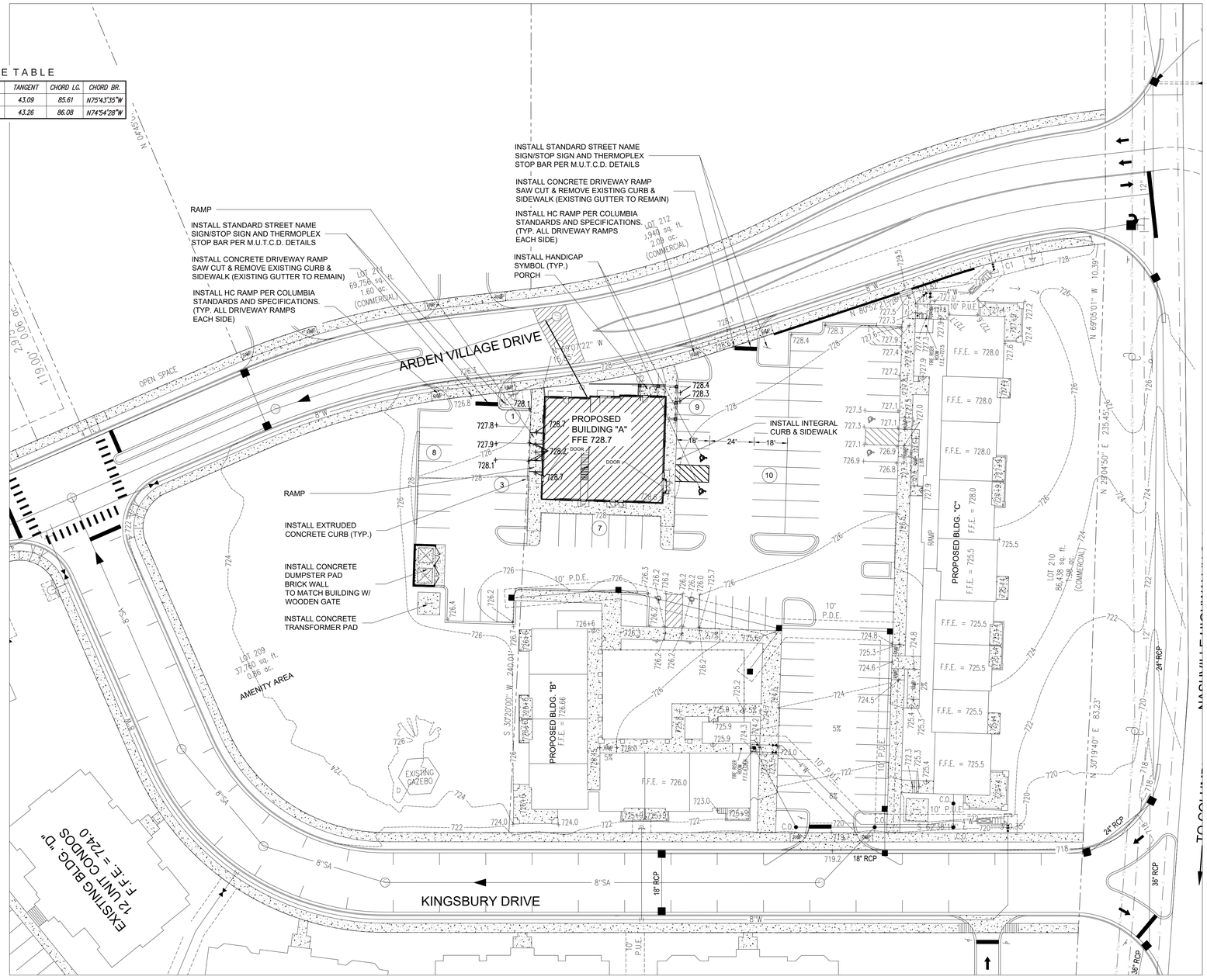
_____
ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration:_____

CURVE TABLE

C #	DELTA	RADIUS	LENGTH	TANGENT	CHORD LG.	CHORD BR.
C1	137°7'10"	370.00	85.80	43.09	85.61	N75°43'35"W
C2	11°34'11"	427.00	86.22	43.26	86.08	N74°54'28"W



GENERAL SITE NOTES:

1. DIMENSIONS SHOWN ARE TO THE FACE-OF-CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS, PORCHES, RAMPS, SIDEWALKS, AND PRECISE BUILDING DIMENSIONS.
3. ALL CURB RETURN RADII TO BE A MINIMUM OF 3 FEET UNLESS NOTED OTHERWISE HEREON.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS, MATERIAL AND RUBBISH RESULTING FROM THE PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL PROCEDURES SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. THE LOCATION OF ALL PROPERTY LINES AND EXISTING UTILITIES, THE LEGAL DESCRIPTION, TOPOGRAPHIC CONTOURS, AND SPOT ELEVATIONS, AND ALL PHYSICAL FEATURES INCLUDING STRUCTURE LOCATIONS WERE PROVIDED BY:
   JAMES D. WEBB, PE, RLS
   223 EAST JAMES CAMPBELL BOULEVARD
   COLUMBIA, TN 38401
   PHONE: (931) 388-2329 FAX: (931) 381-6106
6. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
7. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY AGC OF AMERICA, INC., AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
8. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.

SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS

LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK/PAVEMENT
- (24) INDICATES NUMBER OF PARKING SPACES IN ROW
- (2 / C-4) DETAIL "2" ON SHEET "C-4"
- SSWL 4" SINGLE SOLID WHITE LINE

LAYOUT PLAN
SCALE: 1" = 30'



PARKING SUMMARY

94	PARKING SPACES
6	HANDICAP SPACES
100	TOTAL PARKING SPACES
96	REQUIRED PARKING SPACES

PARKING REQUIREMENTS
APARTMENT = 1.5 SPACE PER APARTMENT
(1.5 x 54 APARTMENTS) = 81 PARKING SPACES
3,649 S.F. OFFICE/RETAIL 1 SPACE/250 S.F. 15 SPACES

FUTURE RESERVED PARKING SPACES
MAX. 4 PARKING SPACES

BATSON & ASSOCIATES
Civil Engineering Consultants

401 HOLLOW SPRINGS DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 ● FAX (615) 370-9363
batsonengineering@comcast.net

BARRY M. BATSON — REGISTERED ENGINEER — AGRICULTURE — COMMISSION NO. 2022 — NO. 20313 — STATE OF TENNESSEE

ARDEN VILLAGE
BUILDING A
PHASE 2
LOTS 209 & 210
COLUMBIA, TN

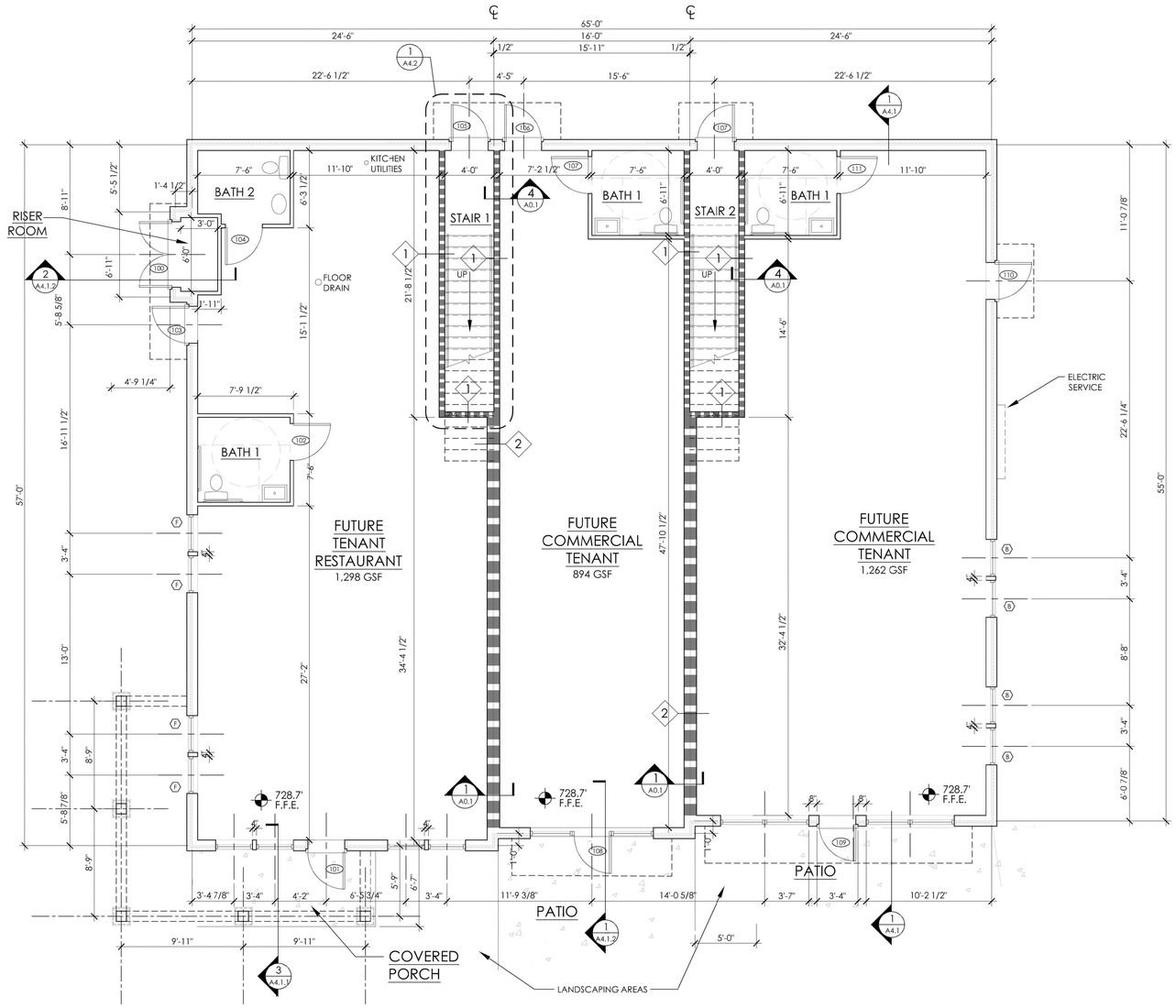
DESCRIPTION	DATE

PROJECT NO. –
DATE
DRAWN BY BH
CHECKED BY

LAYOUT PLAN

C-1

SHEET 1 OF –



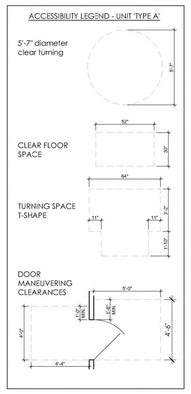
FRAMING & PLAN NOTES

1. DIMENSIONS TO OUTSIDE FACE OF CMU.
2. ALIGN CMU OR CONC. SLAB EDGE WITH OUTSIDE FACE OF STUD.
3. ALL INTERIOR WALL STUDS ARE 3 1/2" UNLESS OTHERWISE NOTED.
4. ELEVATIONS SHOWN IN ARCHITECTURAL ARE RELATIVE TO MEAN SEA LEVEL ELEVATION 0'-0". ACTUAL BUILDING ELEVATION ABOVE MEAN SEA LEVEL VARIES - REFER TO CIVIL DRAWINGS FOR ACTUAL BUILDING ELEVATION LEVELS, TYP.
5. REFER TO STRUCTURAL SLAB / FOUNDATION PLAN FOR CLARIFICATION OF SLAB AND CURB DIMENSIONS.
6. ORIENTATION OF THE BUILDING PLAN ILLUSTRATED MAY BE DIFFERENT THAN THE ORIENTATION OF THE CONSULTANT PLANS, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
7. ALL MECHANICAL, ELECTRICAL, PLUMBING, SECURITY, UTILITY, CABLE TV, AND TELEPHONE EQUIPMENT SHALL BE INSTALLED SO AS NOT TO BE IN CONFLICT WITH ANY WINDOW OR DOOR, TYP. CENTER ELEC FIXTURES IN SPACES OR AS SHOWN ON ARCHITECTURAL PLANS.
8. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AT ALL SIDEWALKS, PATIOS, AND PORCHES.
9. SEE STRUCTURAL DRAWINGS FOR FOUNDATION PLAN & DETAILS.

WALL LEGEND

- NEW WALL
- 1 HR. RATED WALLS
- BRICK VENEER

SEE SHEET A0.1 FOR WALL TYPES & DETAILS.



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0" 3,649 GSF (10,929 GSF BUILDING)

Purser White
architecture
2819 Columbine Place, Ste 5
Nashville, Tennessee 37204
terry@purserwhitearch.com
www.purserwhitearch.com
629.202.4170

Regent HOMES
7376 ALTHORP WAY
NASHVILLE, TN 37211

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Arden Apartments II

STACKED FLATS "BLDG A/3"
LOTS 209 & 210
2401 ARDEN VILLAGE DRIVE
COLUMBIA, TN 38401

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRICEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

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FIRST FLOOR PLAN

A2.1

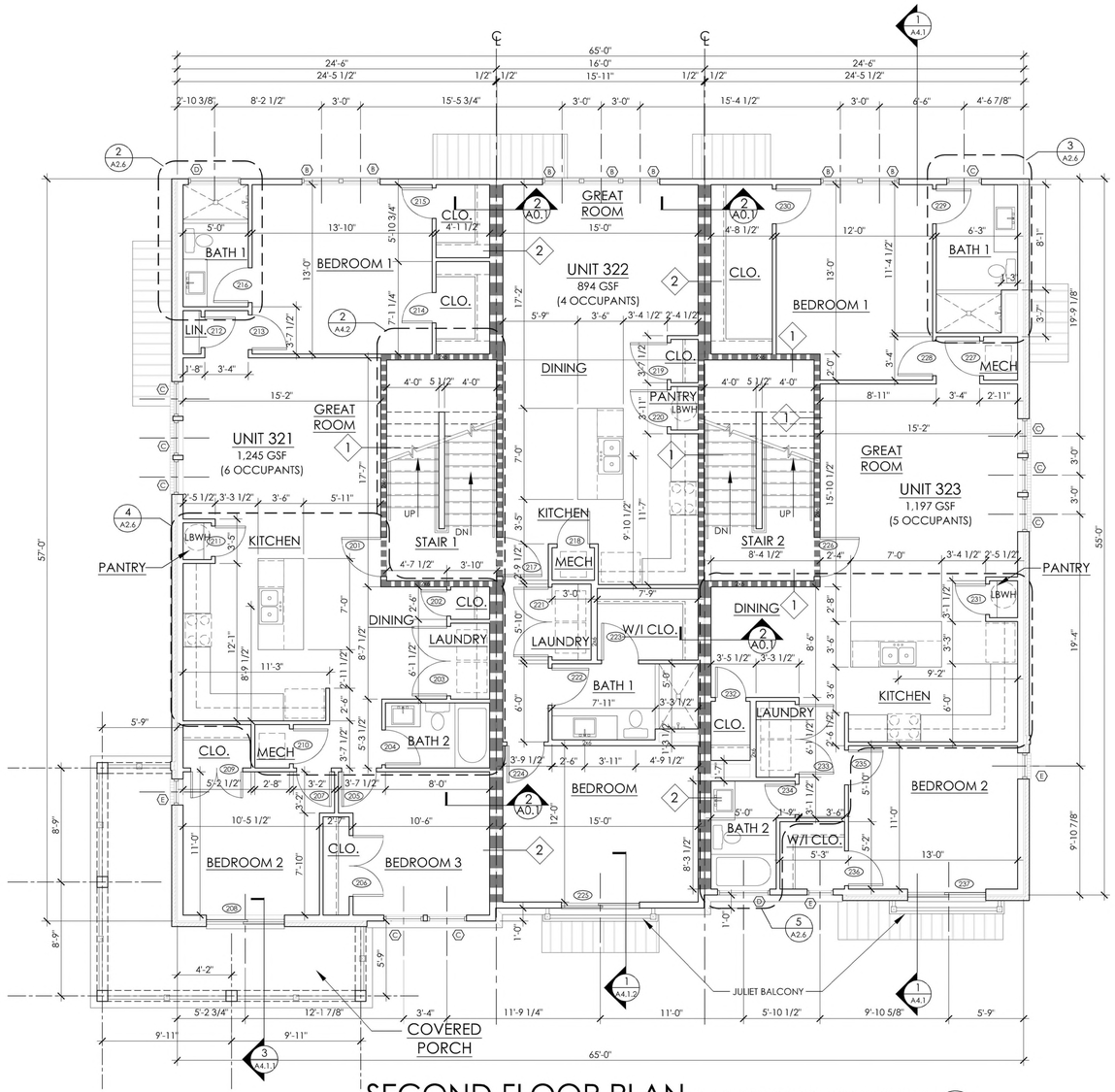
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WALL LEGEND

- NEW WALL
- 1 HR. RATED WALLS
- BRICK VENEER

SEE SHEET A0.1 FOR WALL TYPES & DETAILS.



SECOND FLOOR PLAN 3,640 GSF (10,929 GSF BUILDING)

SCALE: 3/16" = 1'-0"

Purser White architecture
2819 Columbine Place, Ste 5
Nashville, Tennessee 37204
terry@purserwhitearch.com
www.purserwhitearch.com
629.202.4170

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SECOND FLOOR PLAN

A2.2

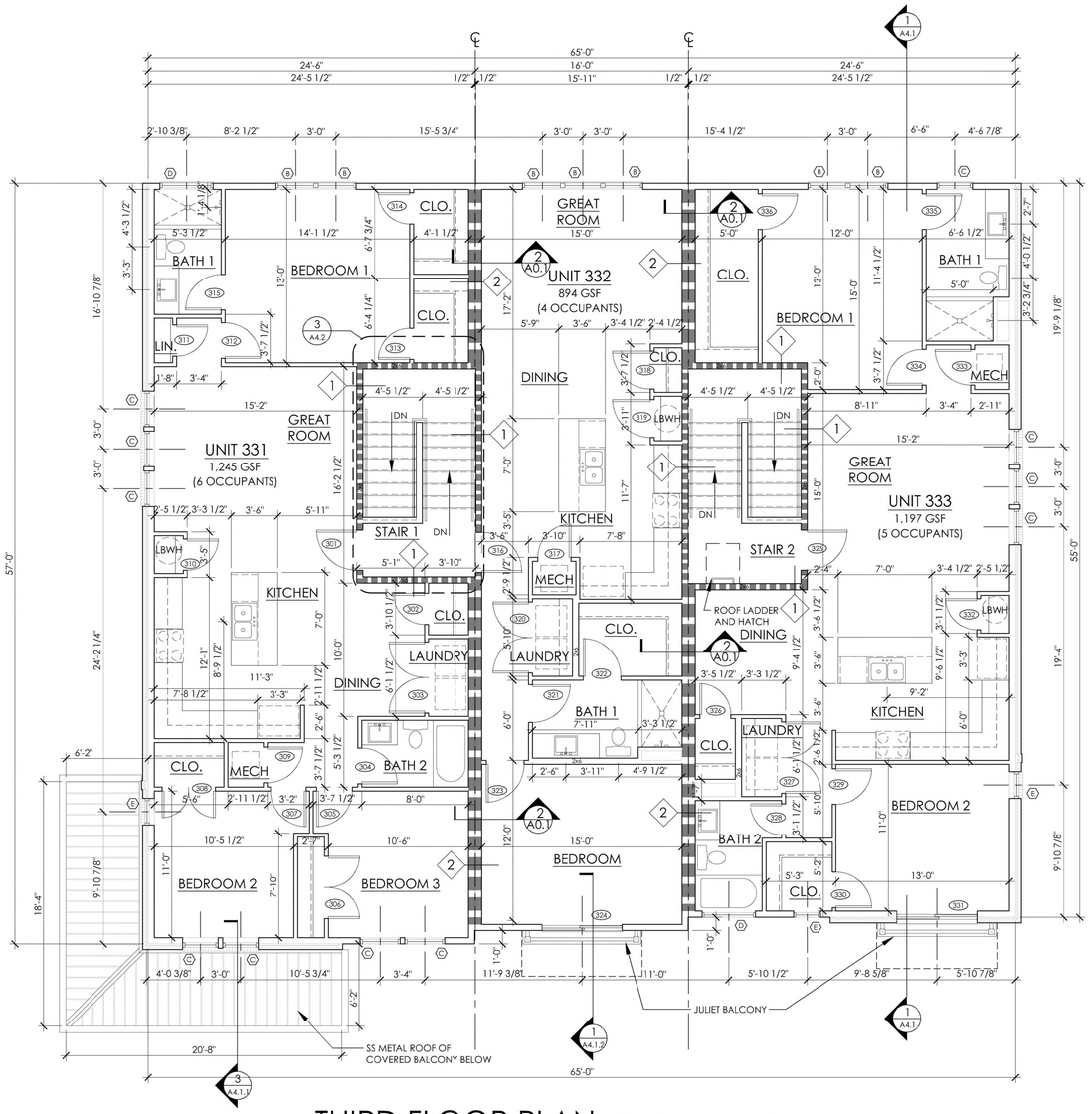
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9. SEE STRUCTURAL DRAWINGS FOR FOUNDATION PLAN & DETAILS.

WALL LEGEND

- NEW WALL
- 1 HR. RATED WALLS
- BRICK VENEER

SEE SHEET A0.1 FOR WALL TYPES & DETAILS.



THIRD FLOOR PLAN 3,640 GSF (10,929 GSF BUILDING)

SCALE: 3/16" = 1'-0"

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Nashville, Tennessee 37204
terry@purserwhitearch.com
www.purserwhitearch.com
629.202.4170

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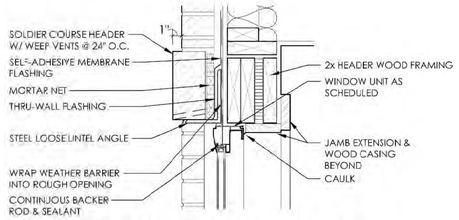
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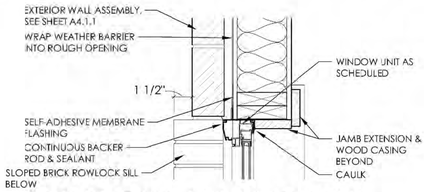
THIRD FLOOR PLAN

A2.3



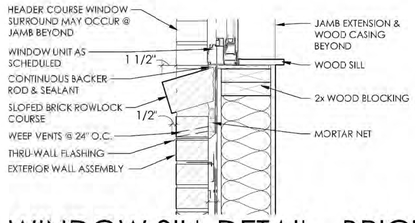
3 WINDOW HEADER DETAIL

SCALE: 1 1/2" = 1'-0"



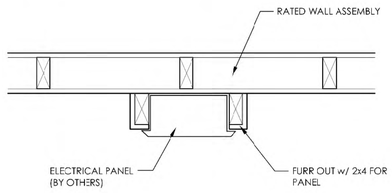
2 WINDOW JAMB DETAIL

SCALE: 1 1/2" = 1'-0"



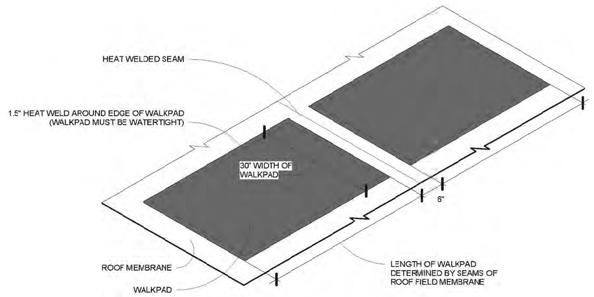
1 WINDOW SILL DETAIL - BRICK

SCALE: 1 1/2" = 1'-0"



4 ELECTRICAL PANEL MOUNTING @ RATED WALL DETAIL

SCALE: 1 1/2" = 1'-0"

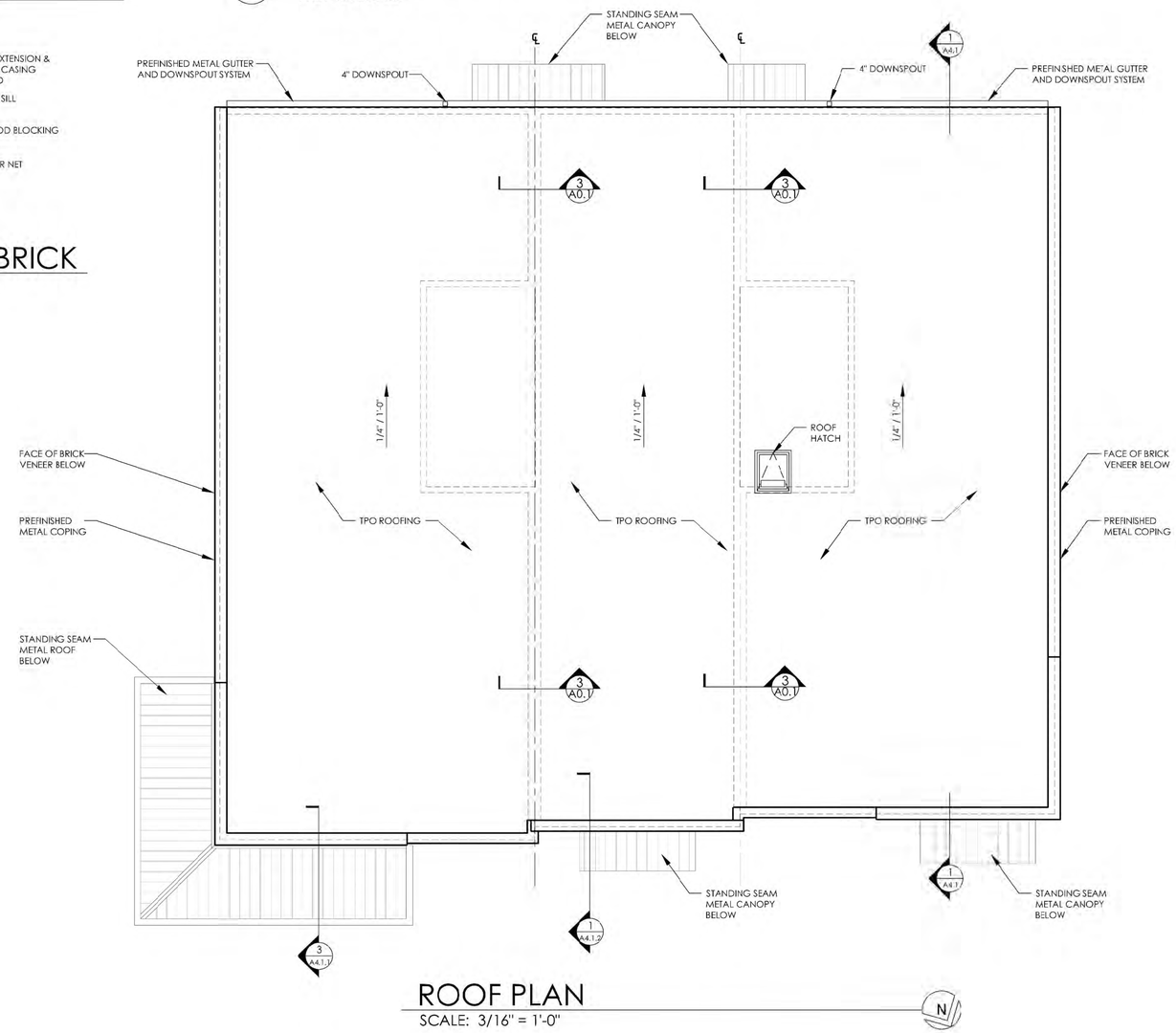


NOTES:

1. WALKPADS MUST BE ALLOWED TO RE..AX IN THE SUN FOR 30 MINUTES PRIOR TO INSTALLATION.
2. THE WALKPADS MUST NOT BE INSTALLED OVER FIELD SEAMS AND FASTENER ROWS AND MUST BE GAPPED FROM THESE AREAS A MINIMUM OF 6".
3. FOR INSTALLATION OF FIELD TPO, REFER TO MANUFACTURER'S INSTALLATION DRAWINGS AND INSTRUCTIONS.

5 WALKPAD DETAIL

NOT TO SCALE



ROOF PLAN

SCALE: 3/16" = 1'-0"

ROOF PLAN NOTES

1. ROOF STRUCTURAL SYSTEM TO BE PRE-ENGINEERED TRUSSES @ 24" O.C. UNLESS OTHERWISE NOTED.
2. ROOF DESIGNED FOR 20 P.S.F. SNOW LOAD MINIMUM (CONFIRM W/ STRUCTURAL ENGINEER).
3. PROVIDE & INSTALL TPO ROOFING IN ACCORDANCE WITH THE MINIMUM IRC REQUIREMENTS OF SECTION R905.13 & PER MANUFACTURERS SPECIFICATIONS. REFER TO WALL SECTIONS FOR ADDITIONAL INFORMATION.
4. BALCONIES, LANDINGS, AND SIMILAR SURFACES EXPOSED TO WEATHER SHALL BE WATERPROOFED AND SLOPED A MINIMUM OF 1/4" PER FOOT (2%) FOR DRAINAGE.
5. ROOF SYSTEM TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS INCLUDING PERFORMANCE REQUIREMENTS AT WIND UPLIFT RESISTANCE COMPLYING WITH UL 580 FOR WIND UPLIFT RESISTANCE CLASS I-90.
6. COORDINATE LOCATION OF ALL GUTTERS WITH ARCHITECT.
7. ALL VENTS THRU ROOF TO MATCH ROOF COLOR/FINISH.
8. ALL ROOF AND PARAPET HEIGHTS ARE RELATIVE TO THE ELEVATIONS BENCHMARKS PROVIDED ON THE FLOOR PLANS AND ELEVATIONS.

Purser White architecture
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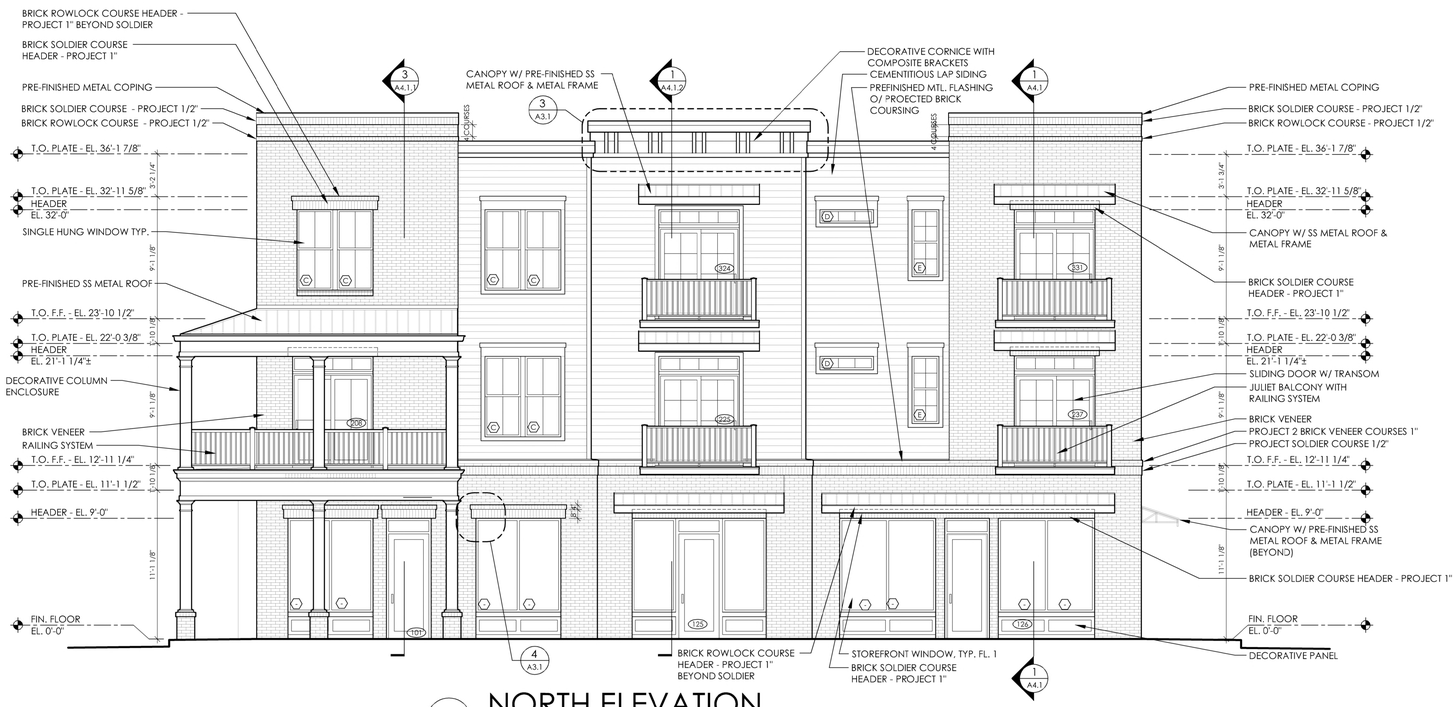
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ROOF PLAN, WINDOW SCHEDULE, DETAILS AND NOTES

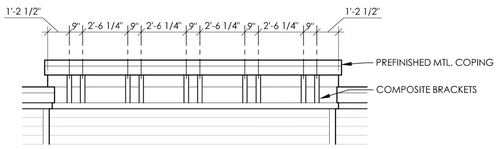
A2.4

ELEVATION NOTES

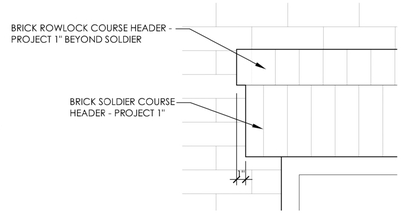
1. ALL EXTERIOR FINISH MATERIALS TO RETURN TO AN INSIDE CORNER UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR TRIM TO MATCH ADJACENT MATERIALS COLOR UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR PENETRATIONS, SUCH AS VENT COVERS, LOCATIONS TO BE FINALIZED W/ ARCHITECT AND ENGINEERS. ALL PENETRATIONS AND SUBSEQUENT TRIMS TO MATCH FIELD UNLESS OTHERWISE NOTED OR CONFIRMED W/ ARCHITECT.



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



3 CORNICE DETAIL
SCALE: 1/4" = 1'-0"



4 WINDOW HEADER DETAIL
SCALE: 1-1/2" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

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Nashville, Tennessee 37204
terry@purserwhitearch.com
www.purserwhitearch.com
629.202.4170

Regent HOMES
7376 ALTHORP WAY
NASHVILLE, TN 37211

In the interest of continuous improvement, Regent Homes reserves the right to make modification in floor plans, exterior designs, architectural details, materials and specifications at any time without prior notice. All features, designs, and prices are subject to change without prior notice. Room dimensions are approximate and floor plans may vary with selected elevations. Please Consult working drawings for actual dimensions and information. c 2003 Regent Homes LLC.

Arden Apartments II
STACKED FLATS "BLDG A/3"
LOTS 209 & 210
2401 ARDEN VILLAGE DRIVE
COLUMBIA, TN 38401

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONJUNCTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

NO.	REVISION/ISSUE	DATE
1	DESIGN REVIEW	05.03.2023

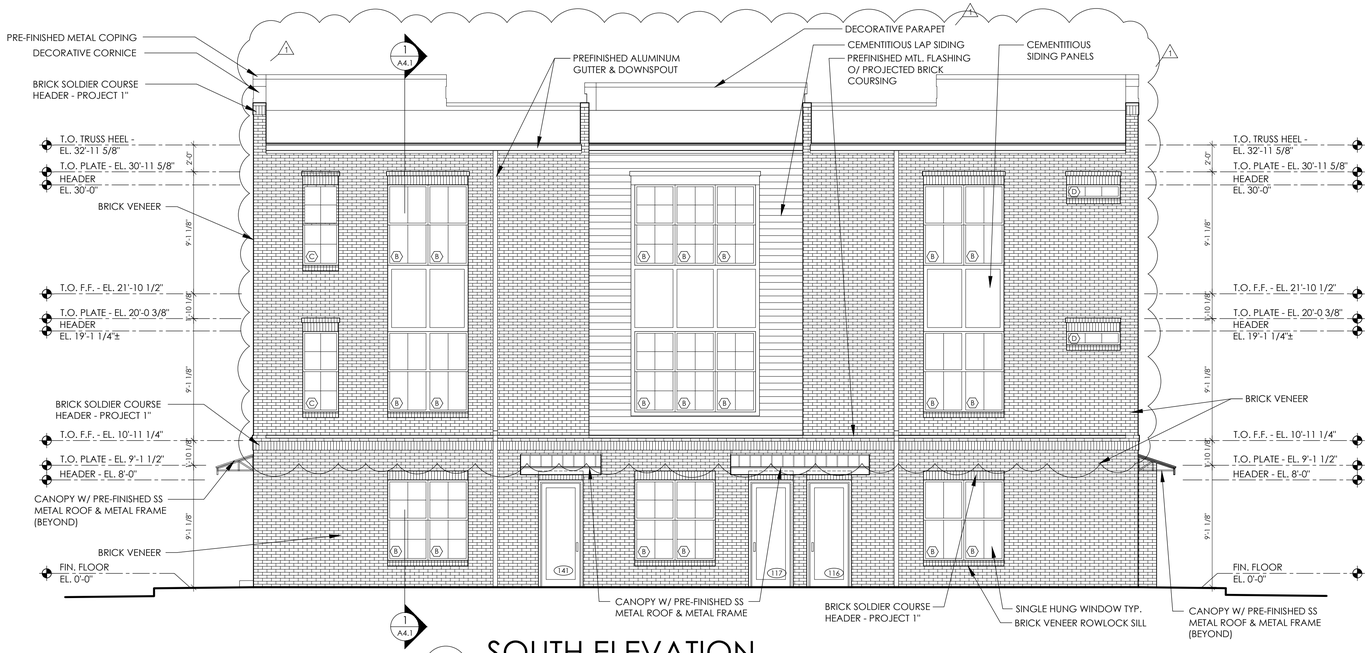
© 2022 PWA, PLLC

BUILDING ELEVATIONS

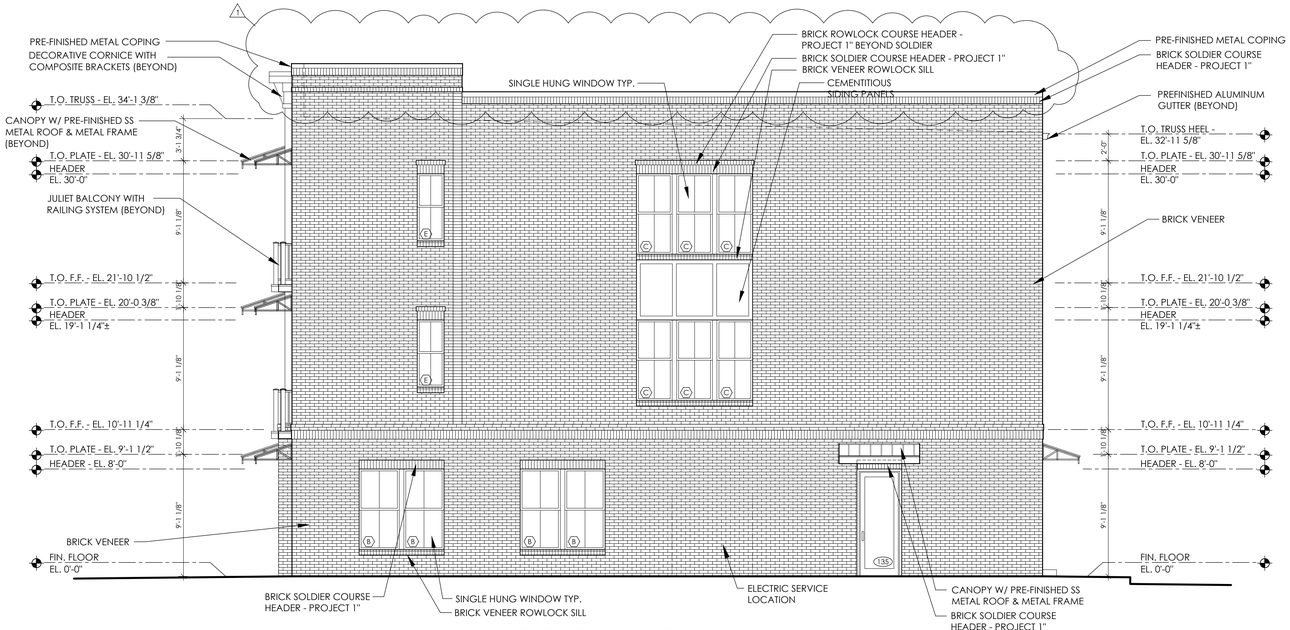
A3.1

ELEVATION NOTES

1. ALL EXTERIOR FINISH MATERIALS TO RETURN TO AN INSIDE CORNER UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR TRIM TO MATCH ADJACENT MATERIALS COLOR UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR PENETRATIONS, SUCH AS VENT COVERS, LOCATIONS TO BE FINALIZED W/ ARCHITECT AND ENGINEERS. ALL PENETRATIONS AND SUBSEQUENT TRIMS TO MATCH FIELD UNLESS OTHERWISE NOTED OR CONFIRMED W/ ARCHITECT.



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

Lynn White architecture
2819 Columbine Place
Nashville, Tennessee 37204
email: terry@LWarch.com
www.LWarch.com
330.322.3406

TERRY M. WHITE — REGISTERED ARCHITECT — No. 106807 — STATE OF TENNESSEE

09.21.2022

Regent HOMES
7376 ALTHORP WAY
NASHVILLE, TN 37211

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△	CHECK SET	07.22.2022
△	CHECK SET	08.08.2022
△	CONSTR DOCS	09.21.2022
1	REVISION 1 (PARAPETS)	
△		
△		
△		
△		

BUILDING ELEVATIONS

09.21.2022

A3.2


Revisions have been made since the original ARC submittal. Please refer to design review set for correct elevations.

Arden Village Commercial

Project #:	23-0244	Location:	Tax Map 51 Parcel 2.0
Applicant:	David McGowan III	Case Type(s):	PUD Revision
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Mixed-Use

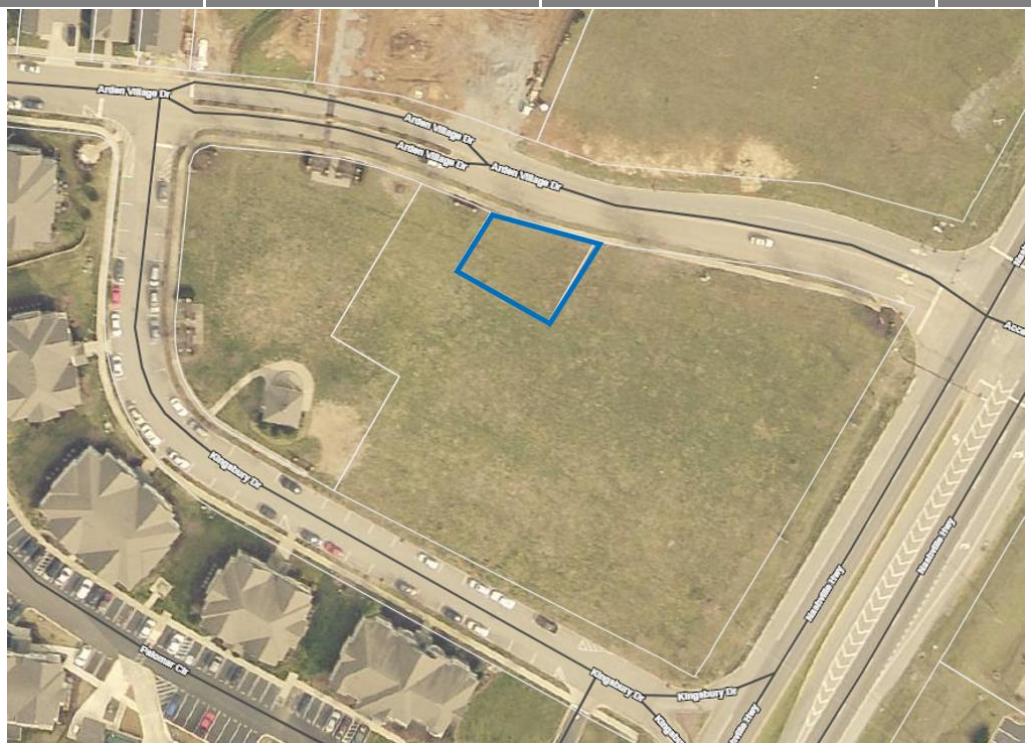
PROJECT SUMMARY

The applicant requests approval of a modified Planned Unit Development Master Plan. Specifically, the applicant proposes to modify the mix of uses. The subject property is part of a larger primarily residential development. The Master Plan calls for a two-story building with retail and office space. The applicant now proposes to construct a three-story mixed use structure featuring retail spaces on the ground floor and a total of six residential units on the upper two stories.

- The property is subject to a PUD Master Plan based on the CEG-PUD standards of the previous Zoning Ordinance. The applicant is requesting to revise the Master Plan.
- The applicant proposed a similar revision in 2022; the Planning Commission recommended denial.
- The current Master Plan was approved under Ordinance 3638, in effect between 2006 and 2022. The approvals created a vested right to develop under the standards in effect at the time.
- The Planning Commission is a **recommending body** for modifications to a PUD Master Plan which result in an increase in the number of dwelling units.
- Action on this request is a land use policy decision by Planning Commission and City Council. The Planning Commission recommended denial of the applicant's previous request to change the mix of uses in the Master Plan. At that time, the Planning Commission identified a preference to retain commercial land uses in the area. The applicant proposes that residential units and enhanced retail space are consistent with the intent of the Master Plan.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

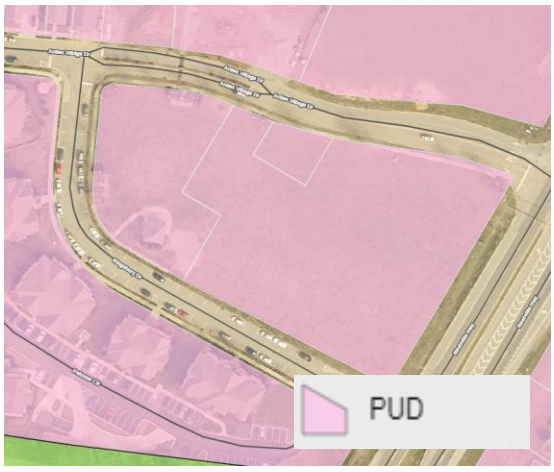
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
Other PUD (CEG)	In Development	Vacant	+/- 0.11



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Corridor	Other PUD (CEG)[1]	Vacant
North	Suburban Corridor	Other PUD (CEG)	Vacant/Live-Work
South	Suburban Corridor	Other PUD (CEG)	Multifamily
East	Suburban Corridor	Other PUD (CEG)	Multifamily
West	Suburban Neighborhood	Other PUD (CEG)	Multifamily

The subject site is part of the larger mostly residential Planned Unit Development. The current two-story commercial building was approved in December 2020.

CONSISTENCY WITH CONNECT COLUMBIA

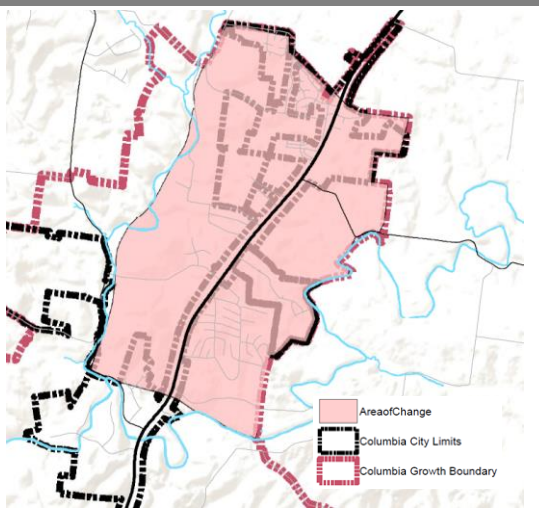
Suburban Corridor: The future land use of the subject site is Suburban Corridor. The Character Area is characterized by a mix of residential and commercial uses with intermixed and compatible civic uses. The Future Land Use Plan indicates that "the general development pattern is largely site specific" (Connect Columbia, p. 26). The specific character of the Corridor relies on the Area of Change determination. Development can take the form of single- and multi-use activity on a variety of lot sizes, depending on the surrounding development pattern (Connect Columbia, p. 26). The Character Area Matrix from page twenty-six of the Future Land Use Plan (excerpted below) is a guide to approving requests for zoning map amendments and Planned Unit Developments. The future land use classification is implemented by the CD-4C character district and PUDs.

[1] PUD designations authorized under Ordinance 3638 and previous ordinance are identified in ordinance 4400 as "Other PUDs" subject to their applicable master plans. These standards remain in effect until the PUDs are revised under the current standards. Some have no effective master plan, meaning they will eventually develop under PUD-MU standards. Others are regulated by their respective Master Plan approvals.

CHARACTER AREA MATRIX				
	Development Pattern	**Zoning Category and Uses**	**Infrastructure**	**Design Standard**
SUBURBAN CORRIDOR	**Is the property in an Area of Change?** **No:** The development pattern is established. Changes to overall character of the area should rarely occur. **Yes:** The development pattern is evolving. Changes to area are likely as development occurs. New development should blend with existing, surrounding neighborhood assets.	**Residential Uses:** Low Density Residential, Medium High Residential, and High Residential Districts **Public and Civic Uses:** Religious, Day Care, Government, Medical, and Educational **Commercial Uses:** Hotels, Recreational, Restaurants, Retail, Personal Services, Self-Service Storage, Vehicle Sales and Service, and Wholesale Trade **Office Uses:** All office uses	**Not in an Area of Change:** Limited new services, with mostly in-fill enhancements to existing infrastructure. **Within an Area of Change:** Extensions to transportation, water, sewer, and other services should be expected. New service or extensive redevelopment of existing services should be vetted and reviewed by Planning Commission and City Council as a primary element of approval.	Scale: Buildings should be compatible with the established character of the area. Architecture: New developments should include a mix of architectural styles. Buildings should include quality materials with architectural details and features. Parking: Parking should be contingent on the location of the site along the transect, becoming more subordinate to buildings as urbanity increases.

AREA OF CHANGE

The subject site is located in an Area of Change (Connect Columbia Map 3). In 2017 the Planning Commission determined that the development pattern in the area was evolving. Changes to the area are likely, but new development should blend with existing neighborhood assets. The designation does not necessarily mean that any particular development proposal is consistent with Connect Columbia. It does mean that the Planning Commission has previously determined that in this area, the development character is not fixed and change is expected over time (Connect Columbia p. 14).



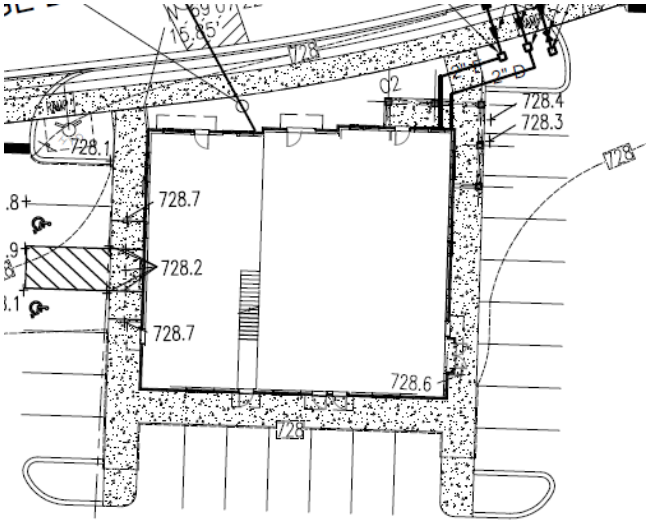
CONFORMITY WITH ZONING ORDINANCE

The change of use is the primary deviation from the previously approved Master Plan. The proposal generally conforms to the bulk and design standards of the Master Plan and the applicable ordinance (3638).

- The Architectural Design Review Team previously recommended approval of proposed elevations. The façade materials consist of fiber cement board with a brick base. The design includes decorative cornice.
- The proposed revisions increase the overall height of the building from two stories to three stories and increases the ground floor ceiling height.
- The placement of the building has not changed



The Design Review Team Recommended Approval of the Façade Design Above



The Utility Plan provided by the Applicant indicates the Placement and Footprint of the Building

REVIEW PROCESS

The Development Review Committee reviewed the proposed Preliminary Plat at its JUly 2023 meeting, as directed by § **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

As required by § **8.5.4** of the Zoning Ordinance, staff posted signs on the subject property, mailed letters to adjacent property owners, and published notice of the Planning Commission's meeting in newspapers of general circulation.

Section **8.5.21.Z** of the Zoning Ordinance authorizes the Planning Commission to recommend approval of modifications to a Final PUD Master Plan during the period of actual Development.[2] Changes which result in "any increase in the number of dwelling units" must go on to City Council for approval (p.465-466).

The criteria for review are listed at **§ 8.5.21.Z.4** (p. 466)**:**

a. The modification shall be limited to the minimum necessary;

[2] Section 9.3 of the Zoning Ordinance defines "Development" includes "making or planning for [hu]man-made changes to land" (p. 490). Although no "Actual Construction" has commenced, the applicant's ongoing activities are within the meaning of the term Development. The Planning Commission may approve minor revisions to a Master Plan during development without additional approval by City Council. The Zoning Administrator may not authorize changes administrative adjustments until after the development is complete.

b. Strict application of the provisions of the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan would result in practical difficulties or unnecessary hardship;

c. There are exceptional or extraordinary circumstances or conditions applying to the land, Buildings, Structures or Uses referred to in the request for modification, which circumstances or conditions do not apply generally to other land, Buildings, Structures or uses in the same type of PUD District;

d. The requested modification will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood of the premises;

e. Under the circumstances of the particular case, the requested modification will not adversely affect the health or safety of persons working or residing in the neighborhood of the premises;

f. The requested modification is consistent the intent and purpose of this Ordinance, the Comprehensive Plan, and the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan and will not adversely affect the community objectives of the Comprehensive Plan; and

g. The requested modification will not result in any reduction of required Buffer areas or other specific open spaces required by this Ordinance and will not vary any District or Development standard applicable to the PUD under this Ordinance.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its July 2023 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** requested that the applicant clarify what has changed since the previous request to modify the Master Plan**.**
- **Public Works** advised the applicant of standards for public trash pickup.
- Columbia Power (**CPWS**) noted that supply chain concerns could affect the timing of any development. This is a standard comment from the utility.
- The **Office of the Fire Marshal** noted that the building will require sprinklers.
- Columbia Water System's (**CPWS**) consultant (Inflow) confirmed that water available to serve the site for general needs and fire protection. The water availability letter will expire in October 2023.
- **Maury County Schools** noted that the site is currently in the attendance zones of Spring Hill Elementary, Spring Hill Middle, and Spring Hill High School. New

construction or realignment of school attendance zones may be necessary to accommodate new students. This is a standard comment from the school system.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The decision on this request is a land use policy choice by Planning Commission and City Council. The Planning Commission recommended denial of the applicant's previous request to change the mix of uses in the Master Plan. At that time, members of Planning Commission identified a preference to retain commercial land uses in the area, which has experienced tremendous residential growth. Effectively, the Planning Commission found that criterion 8.5.21.Z.4.f of the Ordinance was not satisfied and that the requested modification was inconsistent with the intent and purpose of the approved PUD Development Master Plan and will the community objectives of the Comprehensive Plan. The applicant has provided a rationale for the modification. The applicant argues that the residential component will be compatible with the adjacent residential and live/work uses, and that the remaining retail spaces will have a more attractive design. In the applicant's view, these are enhancements to the plan which are consistent with the intent of the Master Plan.

SAMPE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.21.Z.4** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the revision to the Planned Unit Development Master Plan *[,subject to technical comments and other conditions presented by planning staff*].

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.21.Z.4** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval the Preliminary Plat, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

Move to recommend denial of the requested revisions to the Planned Unit Development Master Plan having found, based on the information presented by the applicant and the

analysis provided by city staff, that the criteria listed in section **8.5.21.Z.4** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Liz Bermudez, Executive Secretary, liz@columbiatn.com, 931-560-1510

AGENDA ITEM TITLE: 1ST CONSIDERATION OF ORDINANCE NO. 4480 - AN ORDINANCE TO ABANDON A RIGHT-OF-WAY LOCATED AT 201 EAST 6TH STREET AND AUTHORIZE THE CONVEYANCE THUS OF SUCH PROPERTY TO MAURY COUNTY, TENNESSEE

RECOMMENDATION: Approve Ordinance No. 4480 on first consideration.

INFORMATION: Maury County Archives has requested a portion of East 6th Street right-of-way be abandoned. This request was made so the new Archive building can be built on this site.

Due diligence of this request has been completed. An Atmos natural gas line was identified in the right-of-way. The County has agreed to relocate the gas line and Atmos has concurred.

It is recommended this right-of-way request be approved for the new Archive building.

AN ORDINANCE TO ABANDON A RIGHT-OF-WAY LOCATED AT 201 EAST 6TH STREET AND AUTHORIZE THE CONVEYANCE THUS OF SUCH PROPERTY TO MAURY COUNTY, TENNESSEE

WHEREAS, the City of Columbia, Tennessee, is the owner of a public right-of-way located at 201 East 6th Street; and

WHEREAS, the City of Columbia, Tennessee, no longer has any use for a portion of said right-of-way and that portion of said right-of-way should be declared surplus, abandoned and transferred to Maury County, Tennessee for the purpose of expanding the Maury County Archives.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA, as follows:

Section 1: That the City of Columbia, Tennessee, does hereby declare surplus, abandon and relinquish all of its rights, title and interest in and to the tract of unimproved right-of-way located at 201 East 6th Street, which property is legally described in Exhibit "A" which is attached hereto and incorporated herein by reference. A location map of said right-of-way is shown in Exhibit "B" which is attached hereto and incorporated herein by reference.

Section 2: That the Mayor of the City of Columbia, Tennessee, is hereby authorized to execute and deliver a quitclaim deed, conveying all right, title and interest the said City of Columbia may have in and to the property described in Exhibit A to Maury County, Tennessee.

Section 3: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed:

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the _____day of _____, 2023.

_____

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____

C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____

ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st consideration: _____

Passed on 2nd consideration: _____

Land situated in Columbia, Maury County, TN, being a portion of E. 6th Street (R/W varies) and lying on the northerly right-of-way of said street, abutting Parcels 15.00 & 17.00 on Maury County, TN Property Map 99 and being more particularly described as follows:

Beginning at an existing iron pin in the current configuration of the northerly right-of-way of E. 6th Street and being the southeast corner of Parcel 17.00 on Maury County, TN Property Map 99 at station 15+97.44, as shown on the Proposed Layout Plan for the Duck River Walk Improvements by Fisher & Arnold, INC, provided by City Hall of Columbia, Tennessee

Thence, with the westerly line of Parcel 15.00 on Maury County, TN Property Map 99, S 07°20'55" W, passing through an existing iron pin at a distance of 11.27 feet, being the southwest corner of said parcel, a total distance of 13.50 feet to an iron pin set in the northerly margin of E. 6th Street;

Thence, with the northerly margin of said street, N 82°39'05" W a distance of 44.00 feet to an iron pin set;

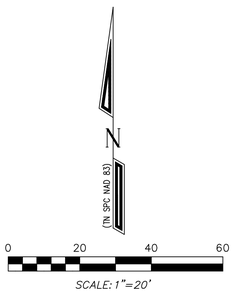
Thence, N 07°20'55" E a distance of 13.50 feet to an iron pin set in the southerly line of Parcel 17.00 on Maury County, TN Property Map 99;

Thence, with the southerly line of said parcel, S 82°39'05" E a distance of 44.00 feet to the point of beginning. Containing 0.014 acres or 594.0 square feet.



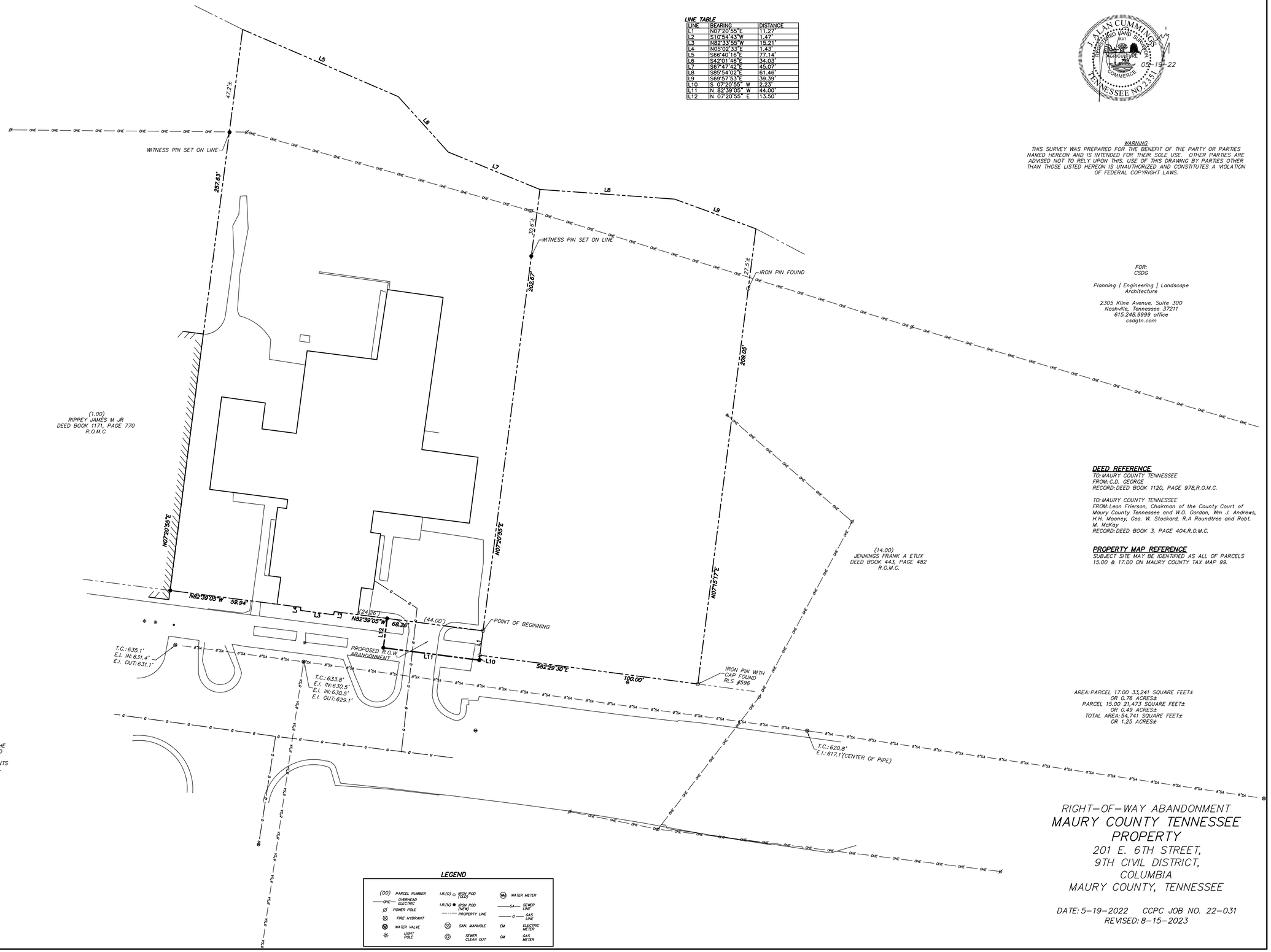
VICINITY MAP
N.T.S.

UTILITY NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-355-1987 OR 1-800-351-1111.



SCALE: 1"=20'

NOTES:
1.FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATE(S) OF 5/19/2022, UTILIZING A TOPCON DUAL FREQUENCY RECEIVER. THE BEARINGS SHOWN WERE DERIVED USING THE TDOT GNSS REFERENCE NETWORK AND REFERENCED TO NAD 83 (2011), TENNESSEE ZONE 4100.
2.RIGHT-OF-WAY SHOWN HEREON TAKEN FROM PLAN ENTITLED "DUCK RIVER WALK IMPROVEMENTS COLUMBIA, TENNESSEE", PROVIDED TO THIS SURVEYOR BY CITY HALL OF COLUMBIA, TENNESSEE.
3.THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N07°20'55"E	11.27'
L2	S10°54'43"W	1.47'
L3	N82°33'55"W	15.21'
L4	N05°02'33"E	1.43'
L5	S66°40'16"E	77.14'
L6	S42°01'46"E	34.03'
L7	S67°47'42"E	45.07'
L8	S85°54'02"E	61.46'
L9	S69°57'53"E	39.39'
L10	S 07°20'55" W	2.23'
L11	N 82°39'05" W	44.00'
L12	N 07°20'55" E	13.50'

LEGEND

(00) PARCEL NUMBER	I.R.(O) IRON ROD (OLD)	WM WATER METER	
OHE OVERHEAD ELECTRIC	I.R.(N) IRON ROD (NEW)	SA SEWER LINE	
POWER POLE	PROPERTY LINE	G GAS LINE	
FIRE HYDRANT	SAN. MANHOLE	EM ELECTRIC METER	
WV WATER VALVE	SEWER CLEAN OUT	GM GAS METER	
LIGHT POLE			

SURVEYOR'S CERTIFICATE
To: CIVIL SITE DESIGN GROUP
THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A CATEGORY I SURVEY AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000.

J. ALAN CUMMINGS
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2351
05-19-22

WARNING
THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS. USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

FOR:
CSDG

Planning | Engineering | Landscape Architecture

2305 Kline Avenue, Suite 300
Nashville, Tennessee 37211
615.248.9999 office
csdgtn.com

DEED REFERENCE
TO: MAURY COUNTY TENNESSEE
FROM: C.D. GEORGE
RECORD: DEED BOOK 1120, PAGE 978, R.O.M.C.

TO: MAURY COUNTY TENNESSEE
FROM: Leon Frierson, Chairman of the County Court of Maury County Tennessee and W.O. Gordon, Wm J. Andrews, H.H. Mooney, Geo. W. Stockard, R.A Roundtree and Robt. M. McKay
RECORD: DEED BOOK 3, PAGE 404, R.O.M.C.

PROPERTY MAP REFERENCE
SUBJECT SITE MAY BE IDENTIFIED AS ALL OF PARCELS 15.00 & 17.00 ON MAURY COUNTY TAX MAP 99.

AREA: PARCEL 17.00 33,241 SQUARE FEET± OR 0.76 ACRES±
PARCEL 15.00 21,473 SQUARE FEET± OR 0.49 ACRES±
TOTAL AREA: 54,741 SQUARE FEET± OR 1.25 ACRES±

CCPC
RLS 2351

RIGHT-OF-WAY ABANDONMENT
MAURY COUNTY TENNESSEE PROPERTY
201 E. 6TH STREET,
9TH CIVIL DISTRICT,
COLUMBIA
MAURY COUNTY, TENNESSEE

DATE: 5-19-2022 CCPC JOB NO. 22-031
REVISED: 8-15-2023

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CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Ginger Adams, Sr. Administrative Assistant, gadams@columbiatn.com, 931-560-1723

AGENDA ITEM TITLE: 1ST CONSIDERATION OF ORDINANCE NO. 4481 - AN ORDINANCE TO AMEND TITLE 7 OF THE COLUMBIA MUNICIPAL CODE BY ADDING CHAPTER 7, SECTION 7-701 ENACTING TRAINING FEES UPON OUTSIDE ENTITIES UTILIZING THE COLUMBIA FIRE ACADEMY

RECOMMENDATION: Approve Ordinance No. 4481 on first consideration.

INFORMATION: After the completion of the training center and the inception of Columbia Fire & Rescue recruit academy in May 2023, outside entities have requested the opportunity to send their recruits to Columbia Fire & Rescue's next recruit academy.

A fee schedule has been established which will generate revenue to assist with the costs of training supplies.

Only entities outside the City of Columbia departments will be subject to these fees.

ORDINANCE NO. 4481

AN ORDINANCE TO AMEND TITLE 7 OF THE COLUMBIA MUNICIPAL CODE BY ADDING CHAPTER 7, SECTION 7-701 ENACTING TRAINING FEES UPON OUTSIDE ENTITIES UTILIZING THE COLUMBIA FIRE ACADEMY

WHEREAS, it is the desire of the City of Columbia to update its Municipal Code with respect to the provisions related to training fees imposed on outside entities desiring to utilize the Columbia Fire Academy; and

WHEREAS, the City of Columbia has the authority to impose and collect training fees upon outside entities utilizing such fire academy; and

WHEREAS, it is the intent of the City of Columbia to:

(A) Promote the health, safety and general welfare of the people of the City of Columbia and to accommodate educational training and development; and

(B) To Ensure that outside entities contribute their proportionate share of the cost associated to provide educational fire training by providing for the imposition and collection of training fees upon such outside entities desiring to utilize the services of the Columbia Fire Academy.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY OF COLUMBIA, as follows:

Section 1. That Title 7, be amended by adding the following new Chapter and Section.

CHAPTER
7. TRAINING FEES FOR FIRE ACADEMY

SECTION
7-101. Schedule of fees

7-101. Schedule of fees. There is hereby established, for the City of Columbia, the following schedule of training fees per student to be assessed on outside entities utilizing the services of the Columbia Fire Academy

(a) Training fees.
(i) Firefighter Recruit I & II $650.00
(ii) Specialized Training Classes . . . . . $100.00 each

Section 2. That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the ___ day of _____, 2023.

_____
CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

_____
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:

_____
C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

_____
ANTHONY R. MASSEY, CITY MANAGER

Passed on 1st consideration: _____

Passed on 2nd consideration: _____