

Legal Descriptions for Charlies Place

2236 & 2250 N Mt. Juliet Rd.

TRACT 1: Being a tract or parcel of land located and situated in the town of Mt. Juliet, First (1st) Civil District of Wilson County, Tennessee, as follows:
NORTH: McCorkle; EAST: Oakland Avenue; SOUTH: McCord and Nashville and Eastern Railroad Authority; WEST: McCorkle, containing 1.0 acres more or less. Included within the above-referenced description but excluded from the above referenced legal as the result of a prior conveyance by Mt. Juliet Funeral Home, Inc. to the City of Mt. Juliet, Tennessee, of record in Book 1198, Page 1478, Register's Office for Wilson County, Tennessee is the following:

BEGINNING at a point on the western present right of way of State Route 171 (Mt. Juliet Road), said point located on the southeastern corner of the property owned, the common corner with property owned by James T. McCord, Jr. and Helen M. McCord, of record in Book 393, Page 16, Register's Office for Wilson County, Tennessee, and being 44 feet, more or less, left of State Route 171 (Mt. Juliet Road) survey centerline station 135+58, more or less; thence north 75 deg. 07 min. 19 sec. west along the common line, and being 2.11 feet to a point on the common line, said point also located on the western proposed right of way of State Route 171 (Mt. Juliet Road), and being 46.00 feet left of State Route 171 (Mt. Juliet Road) survey centerline station 135+60.80; thence northeasterly with a curve to the left having a radius of 11,413.16 feet along the proposed right of way of State Route 171 (Mt. Juliet Road), an arc length of 164.44 feet to a point located on the northern line of the property owned, the common line with property owned by J. H. McCorkle and Mildred S. McCorkle, of record in Book 120, Page 447, Register's Office for Wilson County, Tennessee, and being 46.00 feet left of State Route 171 (Mt. Juliet Road) survey centerline station 137+25.91; thence south 76 deg. 45 min. 20 sec. east along the common line, and being 2.12 feet to a point on the northeastern corner of the property owned, the common corner with property owned by J. H. McCorkle and Mildred S. McCorkle, said point also located on the western present right of way of State Route 171 (Mt. Juliet Road), and being 44 feet, more or less, left of State Route 171 (Mt. Juliet Road) survey centerline station 137+24, more or less; thence south 07 deg. 20 min. 59 sec. west along the present right of way of State Route 171 (Mt. Juliet Road) and being 164.50 feet to the point of beginning, containing 313 square feet, more or less.

Being the same property conveyed to City of Mt. Juliet, Tennessee by deed from H & F, Inc., a Tennessee for profit corporation, dated January 4, 2013, of record in Book 1523, Page 2026, Register's Office for Wilson County, Tennessee.

TRACT 2: Being a parcel of land located in the 1st Civil District of Wilson County, Tennessee, described as Map 721, Group B, Parcel 10.00 and located on North Mt. Juliet Road, Mt. Juliet, Tennessee.

Being a parcel of land containing 1.71 acres, more or less, as shown on the Boundary Survey of the Estates of James H. McCorkle and wife, Mildred S. McCorkle, of record in Plat Book 21, Page 800, Register's Office for Wilson County, Tennessee.

Included but excluded herefrom is the property described in the Agreed Order of Possession of record in Book 1176, Page 2181, Register's Office for Wilson County, Tennessee.

Being the same property conveyed to the City of Mt. Juliet a body politic by deed from Charles Lee McCorkle and Linda McCorkle Eakes, dated May 2, 2014, of record in Book 1591, Page 121, Register's Office for Wilson County, Tennessee. This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Agreement for Dedication of Easement for Public Utilities to the City of Mt. Juliet of record in Book 1198, Page 1480; Right of Way Easement to the City of Mt. Juliet of record in Book 1198, Page 1478; Agreed Order of Possession and any and all easements to the City of Mt. Juliet of record in Book 1176, Page 2181; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 21, Page 800, Register's Office for Wilson County, Tennessee.

This is the same description as in previous deed of record.

49 W. Caldwell:

TRACT 1: 49 West Caldwell Street

Being a tract or parcel of land situated and lying in the First Civil District of Wilson County, Tennessee, as shown on the Plat Entitled "Survey of the Loyd Estes Estate" of record in Plat Book 17, Page 324, Register's Office for Wilson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard Miles and wife, Sloan Miles by Warranty Deed from Terry Glen Taylor and wife, Angela Michelle Taylor, dated August 30, 2006, of record in Book 1202, Page 1655, Register's Office for Wilson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 17, Page 324, Register's Office for Wilson County, Tennessee.

This is the same description as in previous deed of record.

51 W. Caldwell:

A certain tract or parcel of land in Wilson County, State of Tennessee, described as follows to-wit:

Beginning in the center of street, Everettes Northwest corner thence in a Southward direction 456 feet to R.W. North line thence in a Westward direction 321 1/2 ft. to C.B. Smith Southeast corner; thence in a Northward direction 137 ft. to an iron pin thence in an eastern direction 30 ft. to an iron pin, thence in a Northward direction 210.0 ft. to an iron pin, in center of Street thence in an eastern direction with Street 217.8 feet to the beginning.

Being the same property conveyed to Brenda J. Stewart by deed from Marvin W. Brown, dated February 9, 2004, of record in Book 1036, Page 426. (1/5 interest), by deed from Robert Barrett and wife Kay Barrett, dated February 6, 2004, of record in Book 1036, Page 424. (1/5 interest), by deed from Gary Barrett and wife, Sheilah M. Barrett, dated February 6, 2004, of record in Book 1036, Page 420. (1/5 interest), by deed from Clayton Barrett-Smith and wife, Gina Lynne Barrett-Smith, dated February 10, 2004, of record in Book 1036, page 422 (1/5 interest), Register's Office for Wilson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record; easements, covenants conditions and all matters and notes as shown on the plan of record, Register's Office for Wilson County, Tennessee.

This is the same description as in previous deed of record.

53 W. Caldwell:

Beginning in center of School Street at Vester C. Locks northeast corner; thence North 87 degrees East 210 feet to a point in the center of said street; thence South 11 3/4 degrees West 210 feet with A.J. Bixlers West boundary line to a point, thence West 30 feet to a point of A.J. Bixlers North boundary line, thence South with A.J. Bixlers West boundary line to the right of way T.C.R.R.; thence with said R.R. Right of Way line to Vester C. Locks southeast corner; thence North 11 3/4 degrees East to the beginning.

Containing two acres more or less, and bounded as follows: North by School Street, East by A.J. Bixler, South by T.C. R.R. right of way, West by Vester C. Lock, and is the same property conveyed to C.B. Smith and wife, Minnie Radford Smith, by deed of L.E. Atkinson and wife, Lutie D. Atkinson, of record in Deed Book 107, Page 213, in Register's Office, Wilson County, Tennessee. Being in the First Civil District of Wilson County, Tennessee.

Included in this deed is a parcel of land on East side of this property 30 feet wide beginning in Center of School Street, thence South 11 3/4 degrees West with A.J. Bixlers West boundary line 210 feet; being a part of the land conveyed to C.B. Smith and wife, Minnie R. Smith, by T.L. Clemmons and C.M. Willis, by deed recorded in Deed Book 122, Page 59, Register's Office, Wilson County, Tennessee. Being the same property conveyed to Glespie C. Smith and wife, Iva Nell Smith, by deed from Charles H. Smith, Administrator of Estate of Minnie Radford Smith, dated October 22, 1966, of record in Deed Book 175, Page 393. Iva Nell Smith devised property to her children, Stephen C. Smith and Janie S. Newman in her will, probated October 15, 2015, of record in Book 1666, Page 211, Register's Office for Wilson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record; easements, covenants conditions and all matters and notes as shown on the plan of record, Register's Office for Wilson County, Tennessee.

This is the same description as in previous deed of record.

60 3rd Ave N:

BEGINNING at a point in the center of the Tennessee Central Railroad right of way 12 feet from Howard Tomlinson's east boundary line and running north 130 feet thence east 187 feet thence south with C.B. Smith's line 130 feet to the center of said railroad right of way, thence with the center of said railroad right of way to the point of BEGINNING and bounded generally on the north by Jennings; east by C.B. Smith; south by Tennessee Central Railroad right of way and west by street.

Being the same property conveyed to Alan Gamble, unmarried by deed from Anthony C. Sparkman and Amanda Sparkman, dated June 25, 2018 and recorded on June 27, 2018 in Book 1829, Page 2358, in the Register's Office for Wilson County, Tennessee.

This is improved property known as 60 3RD Avenue North, Mt. Juliet, TN 37122.