

Tax Map 081 Parcel 008.00 Lot 1

Morgan County, Tennessee

Being a parcel of land situated in the Seventh Civil District of Morgan County, Tennessee being located on Valarie Dr, being identified as Lot 1 on Plat of Survey dated November 01, 2025 by Hughes Surveying, PLLC, and being a portion of a parcel identified on Tax Map 081 Parcel 008.00. Commencing on the intersection of Deer Lodge Hwy and Nashville Hwy (Hwy 62) continue westerly on Nashville Hwy (Hwy 62) +/- 4.87 miles to the intersection of Nashville Hwy and a 50' ingress/egress easement as defined in deed book 304 page 633 also known as Valarie Dr, thence southerly along Valarie Dr +/- 0.41 miles to the parcel described hereon:

Beginning on a stone in the northern margin of the 50' ingress/egress easement known as Valarie Dr and being a common corner with Adkins, deed book 264 page 743, thence with the line of Adkins, N 73° 52' 53" E, 359.02' to an iron pin set, being a common corner with Lot 2, thence with Lot 2, S 10° 49' 41" E, 974.06' to an iron pin set in the line of Morgan, deed book C9 page 610, thence with the line of Morgan, N 409.22' to an iron pin being a common corner with Adams, deed book 239 page 35, thence with the line of Adams, N 14° 52' 04" W, 675.40' to the point of beginning containing 6.25 acres more or less as surveyed on November 01, 2025 by Tony R Hughes, RLS 2631, Hughes Surveying, PLLC.

Easement: Lot 1 is served/burdened by a 25' ingress/egress easement along an existing drive, 12.5' either side of the centerline as described hereon:

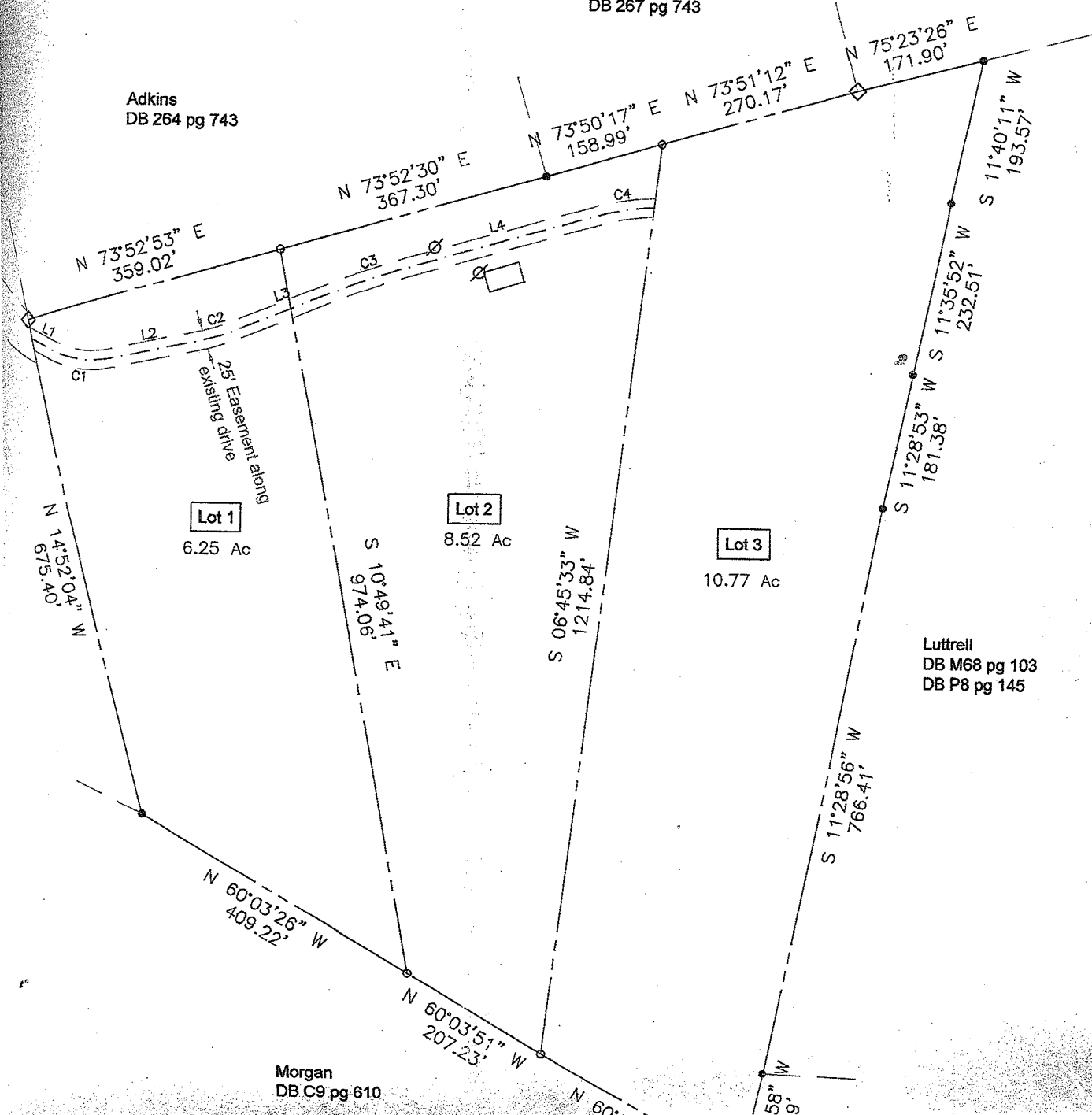
Beginning on a point being S 14° 52' 04" E, 26.15' from the northwest corner of parent tract, thence along the centerline the following eight (8) calls; (1) S 66° 00' 10" E, 35.61', (2) a curve to the left, radius 134.94', arc length 84.43', chord bearing S 83° 55' 35" E, chord length 83.05', (3) N 78° 09' 00" E, 115.15', (4) a curve to the left, radius 304.00', arc length 54.90', chord bearing N 72° 58' 34" E, chord length 54.83', (5) N 67° 48' 08" E, 150.21', (6) a curve to the right, radius 843.89', arc length 91.99', chord bearing N 70° 56' 48" E, 91.95', (7) N 74° 04' 10" E, 262.04', (8) a curve to the right, radius 318.01', arc length 76.71', chord bearing N 80° 58' 47" E, chord length 76.52' to the point of terminus.



Adkins
DB 264 pg 743

Adkins
DB 267 pg 743

Lavender
DB M47 pg 256
DB S7 pg 813



Lot 1
6.25 Ac

Lot 2
8.52 Ac

Lot 3
10.77 Ac

Morgan
DB C9 pg 610

Luttrell
DB M68 pg 103
DB P8 pg 145