

Tax Map 081 Parcel 008.00 Lot 3

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 3 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 a stone being a common corner with Adkins, deed book 264 page 743, thence along the line of Adkins N 73° 52' 53" E, 359.02', thence N 73° 52' 30" E, 367.30' to an iron pin being a common corner with Adkins, deed book 267 page 743, thence with the line of Adkins N 73° 50' 17" E, 158.99' to an iron pin set and the parcel described hereon:

Beginning on an iron pin set in the line of Adkins, deed book 267 page 743, being a common corner with Lot 2, thence with the line of Adkins N 73° 51' 12" E, 270.17' to a stone being a common corner with Lavender, deed book S7 page 813, thence with the line of Lavender, N 75° 23' 26" E, 171.90' to an iron pin being a common corner with Luttrell, deed book P8 page 145, thence with the line of Luttrell, S 11° 40' 11" W, 193.57' to an iron pin, thence S 11° 35' 52" W, 232.51' to an iron pin, thence S 11° 28' 53" W, 181.38' to an iron pin, thence S 11° 28' 56" W, 766.41' to an iron pin being a common corner with Simmons, deed book 194 page 207, thence with the line of Simmons, S 11° 39' 58" W, 135.29' to a stone being a common corner with Morgan, deed book C9 page 610, thence with the line of Morgan N 60° 03' 18" W, 308.03' to an iron pin set being a common corner with Lot 2, thence with Lot 2, N 06° 45' 33" E, 1214.84' to the point of beginning containing 1.77 acres more or less as surveyed on November 01, 2025 by Tony R Hughes, RLS 2631, Hughes Surveying, PLLC.

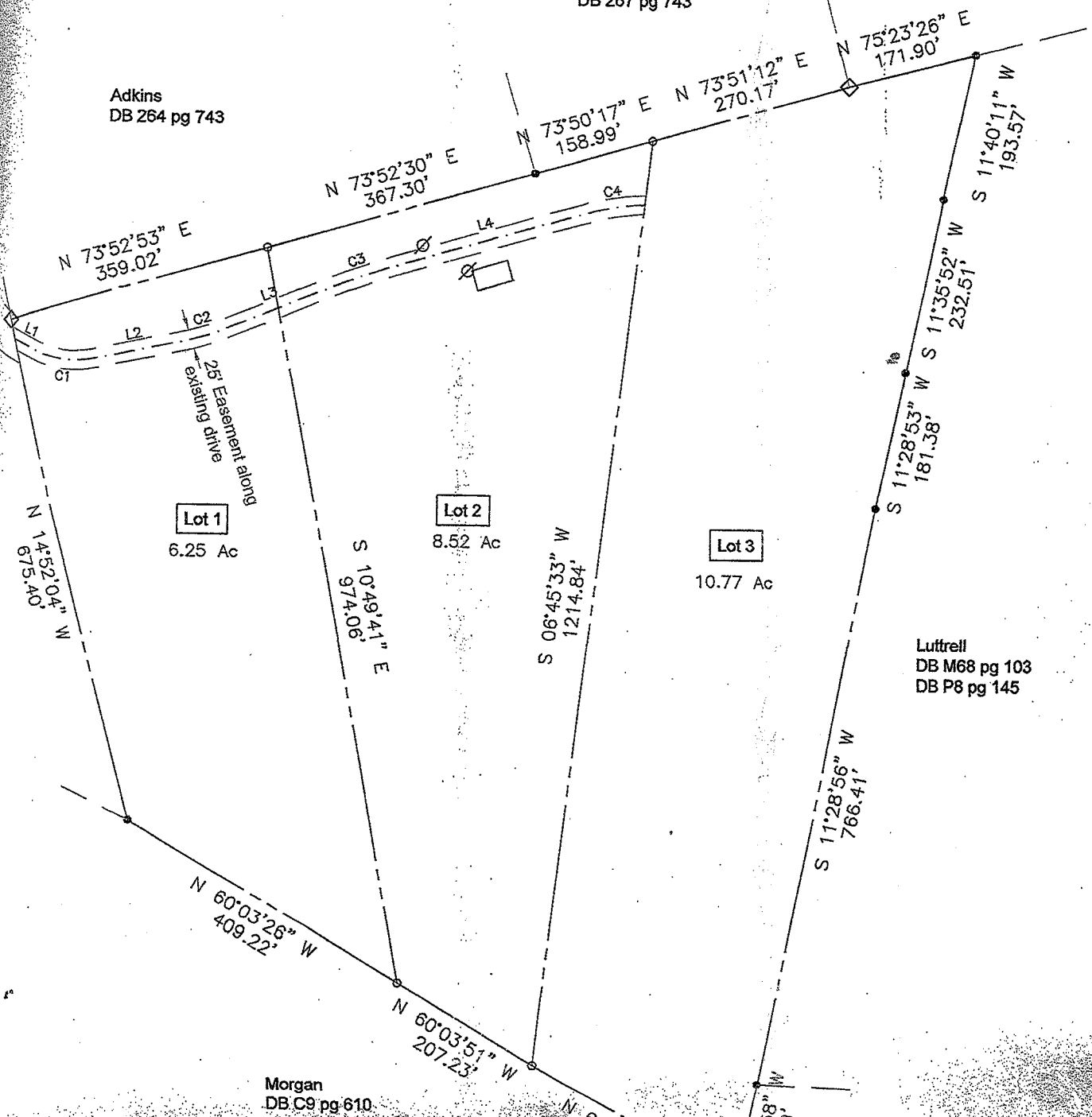
Easement: Lot 3 is served/burdened by a 25' ingress/egress easement along an existing drive, 12.5' either side of the centerline as described hereon:

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

Luttrell
DB M68 pg 103
DB P8 pg 145

Morgan
DB C9 pg 610