



**6 Building Lots
in Mockingbird Hill Subdivision
near Bon Aqua in Hickman County, TN (6)**



(615) 517-7675



www.mclemoreauction.com




will@mclemoreauction.com

Last Revised and Published on 08/12/21 at 8:32 AM

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Auction Sales Map



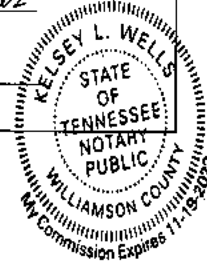
Existing Deed



WARRANTY DEED	STATE OF TENNESSEE COUNTY OF <u>Williamson</u>
	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$107,120.00.
	<u>Amey Nelson</u> Affiant
	SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE <u>21</u> day of May, 2020.
	(Affix Seal) <u>Kelsey L. Wells</u> Notary Public
2020-1201-1	My Commission Expires: <u>11-19-2023</u>

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069



Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mark A. Hayes, Trustee of the Commodore Irrevocable Trust dated May 31, 2019 700 51 st Avenue North Nashville, TN 37209	NEW OWNER	Map 041, Parcels 002.01, 002.03, 002.09, 002.13, 002.15, 002.16

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, **Barnard Telecommunications, Inc.**, a Wyoming corporation, having been erroneously referred to in the vesting deed of record as a Montana corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark A. Hayes, Trustee of the Commodore Irrevocable Trust dated May 31, 2019**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in HICKMAN COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Hickman County, Tennessee, being Lot Nos. 1, 2, 10, 14, 16, and 17 as shown on the Plan of Mockingbird Hills of record in Plat Cabinet B Slide 109, Register's Office for Hickman County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Barnard Telecommunications, Inc., a Montana corporation by Warranty Deed from RT & Sons, LLC, a Nevada limited liability company, dated December 29, 2011, of record in Book 29, page 615, Register's Office for Hickman County, Tennessee.

This conveyance is subject to the following: Hickman County taxes for the year 2020, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is unimproved property known as Lot Nos. 1, 2, 10, 14, 16 and 17, Bon Aqua, TN 37025.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Book 42 Page 980



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.

Dated effective this 21st day of May, 2020:

Barnard Telecommunications, Inc., a Wyoming Corporation

By: [Signature]
 Kent Merselis, Authorized Signer

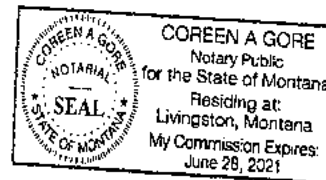
STATE OF MT
 COUNTY OF Gallatin

Before me, the undersigned authority, a Notary Public of the state and county mentioned, personally appeared Kent Merselis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Barnard Telecommunications, Inc., the within named bargainor, a Wyoming Corporation, and that such Kent Merselis as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Authorized Signer.

Witness my hand and seal, at office, this 20 day of May, 2020.

[Signature]
 Notary Signature

My commission expires: June 28, 2021



BK/PG: 42/980-981

20003044

2 PGS-AL-WARRANTY DEED	
RENEE BATCH: 67979	05/22/2020 - 01:20 PM
VALUE	107122.63
MORTGAGE TAX	0.00
TRANSFER TAX	398.34
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	409.34

STATE OF TENNESSEE, HICKMAN COUNTY
ANGIE LUCKETT
 REGISTER OF DEEDS

Form of Agreement of Purchase and Sale



AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT is dated for reference on December 7, 2021

BETWEEN:

Mark A. Hayes, Trustee of the Commodore Irrevocable Trust Dated May 31, 2019
700 51st Avenue North
Nashville, Tennessee 37209
(the "Seller")

AND

,
(the "Purchaser").

1. AGREEMENT TO PURCHASE: The Purchaser agrees to purchase from the Seller the property (the "Property") legally described on Exhibit A hereto, together with all buildings, improvements, and appurtenances thereon, on the following terms and conditions:
 1. HIGH BID PRICE: \$
 2. 10% BUYER'S PREMIUM: \$0.00
 3. PURCHASE PRICE: \$0.00
 4. The Purchase Price shall be paid as follows:
 1. Deposit: Concurrently with the execution and delivery of this Agreement, the Purchaser shall pay to Bankers Title & Escrow Corporation, 3310 West End Avenue #540, 37203 Nashville, Tennessee, United States, (615) 292-5900, elaine@banktitle.com, Elaine Phelps, Contact, (the "Title Company"), as Escrow Agent, an earnest money deposit (the "Deposit") of 15% of the Purchase Price, in the amount of \$0.00. The Deposit shall be non-refundable except as provided in Section 9 of this Agreement.
 2. Balance of Purchase Price: The balance of the Purchase Price, plus or minus prorations as set forth below, shall be paid by the Purchaser at Closing (as defined below) by wire transfer or cashier's check, payable to the Title Company, as Escrow Agent.
 3. The Purchaser acknowledges and agrees that its obligations under this Agreement are not contingent or conditioned upon the Purchaser obtaining financing from any lender.
2. CLOSING: The closing (the "Closing") of the purchase shall occur on or before 4:00 pm, local



time, on January 10, 2022. The Closing shall occur at the offices of the Title Company. At Closing, the Seller shall deliver to the Purchaser a warranty deed in recordable form conveying fee simple title to the Property free and clear of all liens, subject to such permitted encumbrances and exceptions to title set out in the Title Commitment.

3. POSSESSION: The Purchaser will receive possession at closing.

4. CLOSING COSTS:

1. The Seller shall pay the following closing costs:

1. Costs to search the title and prepare the title commitment;
2. Costs to prepare the deed;
3. 50% of the closing agent's cost to close the sale; and
4. Any legal counsel retained by Owner in connection with the conveyance of the Property.

2. The Purchaser shall pay the following costs:

1. The cost of the standard owner's ALTA title policy, if Purchaser chooses to have a title policy issued;
2. Any special endorsements to the title policy;
3. Any costs associated with title insurance issued in favor of Purchaser's lenders, if any;
4. All costs arising from or relating to any loan sought by Purchaser to finance the conveyance;
5. All recording costs, transfer taxes and mortgage taxes arising from the deed, deed of trust and any other financing documents required by Purchaser's lenders, if any;
6. 50% of the closing agent's cost to close the sale; and
7. Any legal counsel retained by Purchaser in connection with the conveyance of the Property.

5. PRORATIONS / TAXES: Taxes for the year of closing will be prorated between the parties, and Seller will be responsible for any delinquent taxes. If the tax assessment for the calendar year of closing is not known at the Closing Date, the proration will be based on taxes for the previous tax year.

6. SURVEY: The Seller will obtain and provide a new boundary survey if there is no existing legal description for the Property and/or the conveyance of the Property will involve the creation of new tract boundaries. Any need for a new survey shall be determined solely by the Seller. If a survey is provided, the type of survey performed shall be at Seller's option and sufficient for the issuance of an owner's title insurance policy.

7. **TITLE:** Seller will provide Purchaser with a Title Commitment issued by a reputable title insurance company selected by Seller, and Purchaser hereby agrees to accept title to the Property subject to:
1. all standard exclusions and printed exceptions set forth in the Title Commitment,
 2. liens for taxes not yet due and payable,
 3. easements for public utilities affecting the Property
 4. all other easements or claims to easements, covenants, restrictions, and rights-of-way affecting the Property,
 5. rights and claims of parties in possession and
 6. all permitted title exceptions referenced in the Title Commitment.
 7. All applicable zoning ordinances and other land use laws and regulations shall be deemed as permitted title exceptions.
8. **CONDITION OF THE PROPERTY:** The purchaser shall accept the Property in an “as-is” condition as of the Closing Date, and purchaser specifically agrees that the Seller has not and does not make any representations or warranties of any kind whatsoever, express or implied, to the purchaser regarding the Property OR ANY IMPROVEMENTS THEREON INCLUDING, WITHOUT LIMITATION, ANY ZONING RESTRICTIONS, THE DIMENSION OR ACREAGE OF THE PROPERTY OR IMPROVEMENTS, any aspect of the condition of the Property or improvements or the fitness of the Property or improvements for any intended or particular use, any and all such representations or warranties, express or implied, being hereby expressly waived by the purchaser and disclaimed by the Seller. The Purchaser represents and warrants to the Seller that the Buyer has not been induced to execute this Agreement by any act, statement or representation of the Seller or its agents, employees or representatives. The Purchaser acknowledges and agrees that it is the Purchaser’s responsibility to make such legal, factual and other inquiries and investigations as the Purchaser considers necessary with respect to the Property, and the Purchaser hereby represents and warrants that they have executed this Agreement based solely on their own independent due diligence and investigation, and not in reliance upon any information provided by the Seller or McLemore Auction Company, LLC or their agents, employees, or representatives.
9. **BREACH OF CONTRACT BY SELLER:** If the Seller defaults in the performance of any of its

obligations hereunder and Closing fails to occur by reason thereof, the Purchaser may terminate this Agreement and shall be entitled to the return of the Deposit, or seek specific performance of this Agreement.

10. **BREACH OF CONTRACT BY PURCHASER:** If the Purchaser defaults in the performance of any of its obligations hereunder and Closing fails to occur by reason thereof, the Deposit shall be forfeited to the Seller and McLemore Auction Company, LLC.
11. **AUCTIONEER'S AGENCY DISCLOSURE:** The Purchaser acknowledges that McLemore Auction Company, LLC, the auctioneer of the Property, is acting as a single agent representing the Seller exclusively in this transaction and is not acting as a subagent, a buyer's agent, a facilitator or a limited consensual dual agent in connection with this transaction.
12. **OTHER:**
 1. **Time:** Time is of the essence hereof.
 2. **Counterparts:** This Agreement may be executed in any number of original counterparts, with the same effect as if all the parties had signed the same document, and will become effective when one or more counterparts have been signed by all of the parties and delivered to each of the other parties. All counterparts will be construed together and evidence only one agreement, which, notwithstanding the dates of execution of any counterparts, will be deemed to be dated the date first above written.
 3. **Electronic Execution:** This Agreement may be executed by the parties and transmitted by fax, email, Internet and/or other electronic means and if so executed and transmitted this Agreement will be for all purposes as effective as if the parties had executed and delivered an original Agreement.
 3. **Notices:** All notices under this Agreement shall be deemed delivered when personally delivered or sent by registered mail or courier service to the address of either party as set forth on page 1 above.
 4. **Binding Effect:** This Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective heirs, successors, administrators, executors and permitted assigns.
 5. **Choice of Law:** This Agreement shall be interpreted according to the laws of the state in which the Property is located.
 6. **Enforcement Costs:** In the event it becomes necessary for the Seller, the Purchaser or McLemore Auction Company, LLC to enforce this Agreement through litigation, the prevailing party shall be entitled to recover all of its costs of enforcement, to include attorneys' fees, court costs, costs of discovery and costs of all appeals.
 7. **Entire Agreement:** This Agreement constitutes the entire agreement between the

Purchaser and the Seller, and all prior agreements and understandings, whether written or oral, are merged herein.

8. Conveyance Instructions: The Property shall be conveyed to the Purchaser and the Purchaser hereby directs Seller to execute and deliver the deed to the Purchaser.
 1. The above notwithstanding, the Purchaser may direct the Seller to execute and deliver the deed to an alternative party (the "Deed Grantee") by notifying the Title Company a minimum of 3 business days before the Closing. If the Deed Grantee is different than the party executing this Contract as Purchaser, then:
 1. if requested by Seller, Purchaser will, before Closing, execute and deliver an appropriate instrument prepared or approved by Seller assigning Purchaser's rights to acquire the Property to the Deed Grantee; and
 2. the Purchaser shall nevertheless be bound by all of the terms of the Contract unless Seller hereafter agrees in writing to release Purchaser from this Contract.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date first above written.

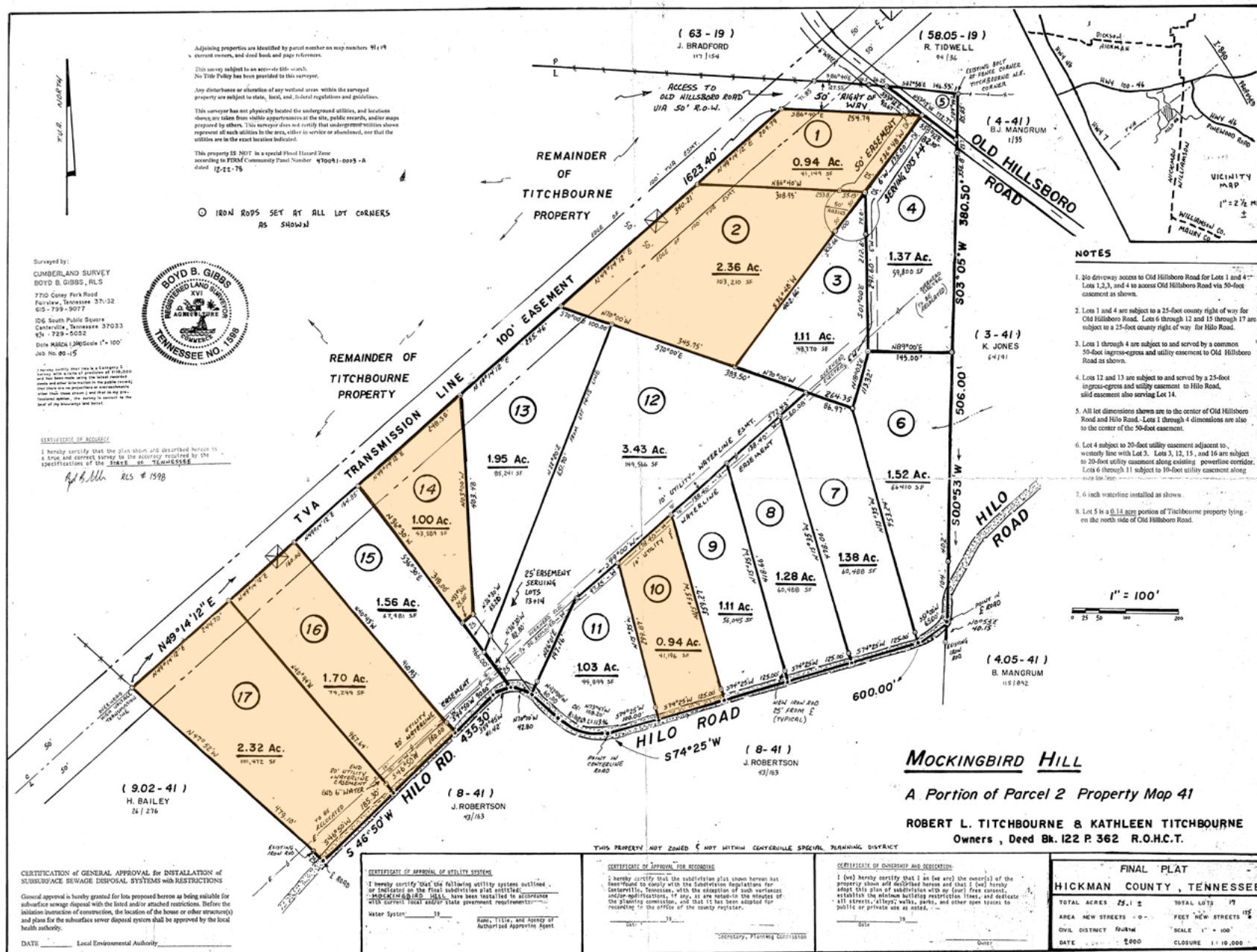
See following pages for electronic signatures.

Exhibit A: Description of Property

Lot 1, 0.94 +/- Acres

Land in Hickman County, Tennessee, being Lot No. 1 on the Plan of Mockingbird Hills of record in Plat Book Cabinet B, Page Slide 109, in the Register's Office for Hickman County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Mockingbird Hill Plat



Restrictive Covenants Mockingbird Hills May 2001



MCLEMORE
AUCTION COMPANY

RESTRICTIVE COVENANTS FOR MOCKINGBIRD HILLS SUBDIVISION
OF BON AQUA, TENNESSEE
RECORDED IN CABINET B, SLIDE 109, REGISTER'S OFFICE OF
HICKMAN COUNTY, TENNESSEE

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Declaration") is hereby made, published
and declared this 11th day of May, 2001, by RT & SONS, LLC., ("Owner and Developer")

WITNESSETH

WHEREAS, the Owner and Developer owns certain real property (the "Property") located in Hickman
County, Tennessee, said real property being 17 lots attached as "EXHIBIT A".

AND WHEREAS, it is for the interest, benefit and advantage of the Owner and Developer and each and
every person or entity that shall hereafter acquire any lot or any portion of the property or any resubdivision
thereof, (all such lots being collectively referred to as the "Lots" and individually referred to as a Lot") that
certain restrictive covenants governing and regulating the use and occupancy of the same be established, set
forth and declared to be covenants running with the land.

NOW THEREFORE, for and in consideration of the premises and of the benefits to be derived by Owner
and Developer and each and every subsequent owner of any portions of said property, the Owner and
Developer does hereby set up, establish, promulgate and declare the following protective covenants to
apply to the Property and to all portions of said property and to all persons owning any of said portions
thereof, hereafter. These restrictive covenants shall become effective upon the recordation of this
instrument and shall run with the land and be binding on all persons claiming under or through the Owner
and Developer for a period of twenty-five (25) years after the recordation of this instrument, at which time
said covenants shall be automatically extended for successive periods of ten (10) years each unless it be
agreed by a vote of a sixty (60%) percent majority of owners of portions of said property (then subject to
this Declaration), within the Development, with each such Lot to carry one (1) vote, to alter, amend or
revoke the same, in whole or in part, in which later event these restrictive covenants shall be altered,
amended or revoked as determined and agreed upon by such sixty (60%) percent majority.

1. RT & Sons, LLC., (Owner and Developer) shall have the authority to approve plans,
specifications and exterior color of residence, and may alter or amend any
restrictions by written authorization.
2. This property shall be used for residential purposes only, with not more than one
single-family dwelling erected on any one lot.
3. That no camper, trailer, mobile home or similar structure shall be located on the
property as a permanent residence, with the exception of a modular home, which shall be on a
fixed or solid foundation.
4. That any permanent residence shall be served by a permanent private sewer
system meeting the requirements of said county.
5. No livestock or exotic animals are permitted at any time.
6. That the owner or owners of sixty percent (60%) of the lots encumbered hereby
shall have the right to amend these restrictions and reservations at any time.
7. The lots shall be used for residential purposes only and only one dwelling house
may be erected on any one lot. No dwelling house shall consist of less than 1400
square feet of finished, heated ground floor living space, exclusive of porches,
carports, garages, patios, etc. Each home shall be built on a permanent foundation.

State of Tennessee, County of HICKMAN
Received for record the 14 day of
MAY 2001 at 8:33 AM. (REC# 37624)
Recorded in official records
Book 5 pages 8021-8022
State Tax \$.00 Clerks Fee \$.00;
Recordings \$ 10.00, Total \$ 10.00,
Register of Deeds LLOYD ROCKELLE
Deputy Register JOSEPH TILLEY
BK 5 PG 8021



Restrictive Covenants Mockingbird Hills May 2001



8. All dwelling units erected on lots or parcels of land restricted to residential purposes only shall be constructed in a good and workmanlike manner and shall be maintained at all times in a good state of repair. The exterior of all permanent dwelling units shall be established and maintained in an attractive manner in keeping with the natural beauty and attractiveness of the subdivision area. Upon the commencement of the construction of any residential dwelling or accessory building, such construction shall be completed within one year from the commencement of such construction. Homes are to be completed prior to occupancy. All accessory buildings are to be constructed of similar materials as residence.
9. No noxious or offensive activity shall be carried on, on any lot or parcel of land, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood.
10. No lot or parcel of land shall be used or maintained as a dumping ground for rubbish or trash, garbage or other waste, including, but not limited to junk vehicles of any sort and household waste; and said lots and parcels of land shall be kept in a clean and sanitary condition.
11. Non-workable vehicles may not remain on the property for more than 30 days.
12. No advertising activity of any kind shall be allowed on any parcel of land or lot, except one sign of no more than nine square feet advertising the lot or parcel of land for sale or lease by the owner, thereof, or such owner's agent.
13. No clear-cutting of timber on land or lot.
14. Restrictions 1-14 are made covenants running with the land which shall apply to all sixteen (16) lots, 1-4 and 6-17 of Mockingbird Hills as shown by plat of said lots recorded in Cabinet B, Slide 109, Register's Office of Hickman County, Tennessee. These restrictions shall be subject to change by agreement of a majority of the lot owners with each lot counting as one (1) vote. Said change or amendment to these restrictions shall be duly recorded in the Register's Office of Hickman County, Tennessee.

MOCKINGBIRD HILLS SUBDIVISION

RT & SONS, LLC.

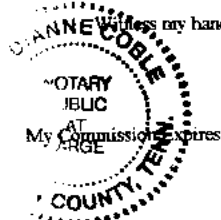

Robert L. Titchbourne

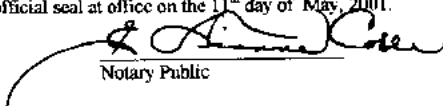
State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Titchbourne who acknowledges that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal at office on the 11th day of May, 2001.

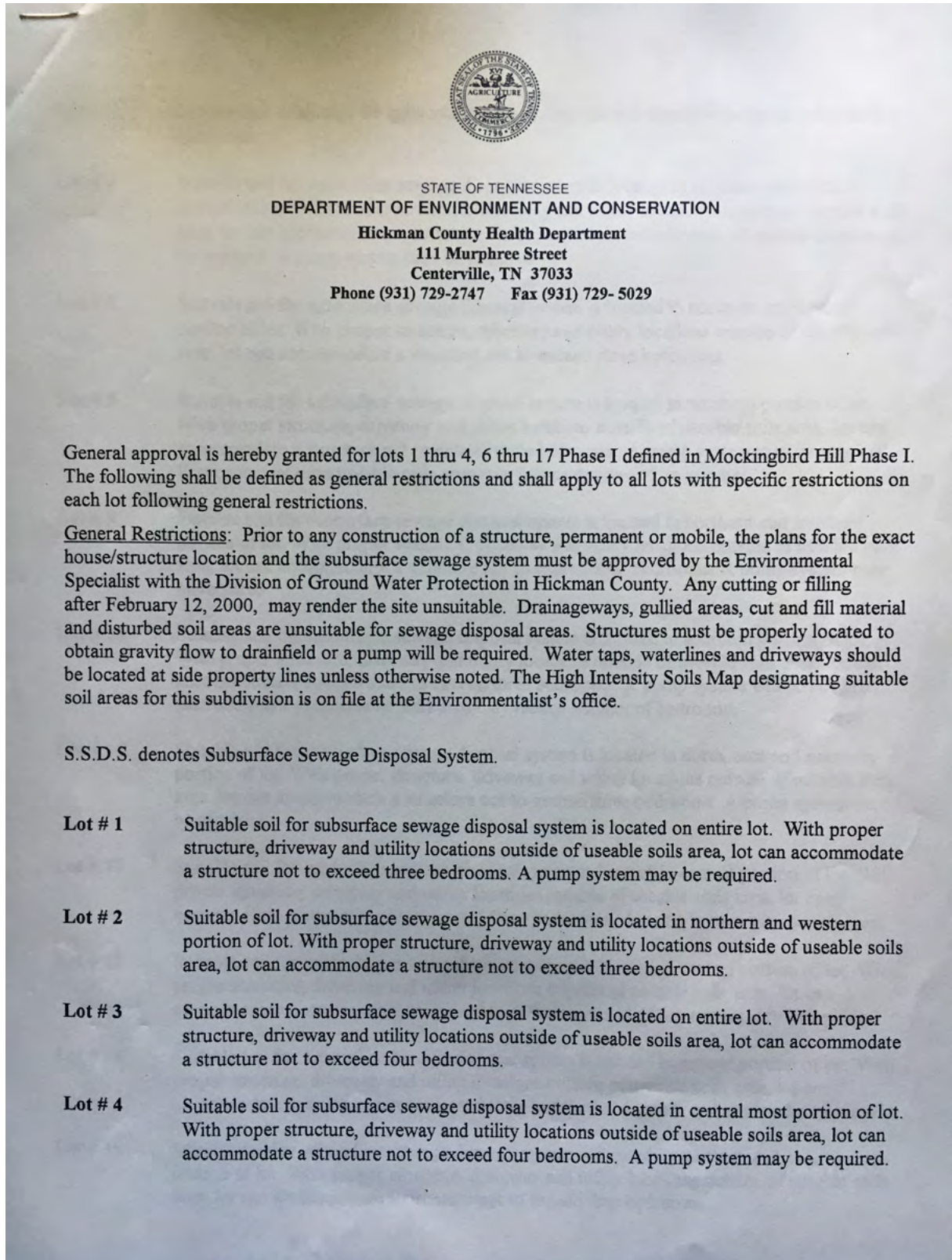



Notary Public

My Commission Expires Sept. 25, 2004



Septic Restrictions Mockingbird Hills March 2000



Septic Restrictions Mockingbird Hills March 2000



MCLEMORE
AUCTION COMPANY

Lot # 5	Lot was not evaluated for subsurface sewage disposal and therefore is not included in this approval.
Lot # 6	Suitable soil for subsurface sewage disposal system is located in southern and northern portion of lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms. A curtain drain may be required. A pump system may be required.
Lot # 7	Suitable soil for subsurface sewage disposal system is located in southern and central portion of lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms.
Lot # 8	Suitable soil for subsurface sewage disposal system is located in northern portion of lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms. A pump system may be required. Encroachment onto useable soils area may reduce number of bedrooms.
Lot # 9	Suitable soil for subsurface sewage disposal system is located in northern and southern portion of lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed four bedrooms. A pump system may be required.
Lot # 10	Suitable soil for subsurface sewage disposal system is located in southern portion of lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms. A pump system will be required. Encroachment onto useable soils area may reduce number of bedrooms.
Lot # 11	Suitable soil for subsurface sewage disposal system is located in north, east and southern portion of lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms. A pump system may be required.
Lot # 12	Suitable soil for subsurface sewage disposal system is located in central portion of lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms. A pump system may be required.
Lot # 13	Suitable soil for subsurface sewage disposal system is located in central portion of lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms. A pump system may be required.
Lot # 14	Suitable soil for subsurface sewage disposal system is located in central portion of lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms. A pump system may be required.
Lot # 15	Suitable soil for subsurface sewage disposal system is located in southern and central portion of lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed four bedrooms.



Septic Restrictions Mockingbird Hills March 2000



Lot # 16

Suitable soil for subsurface sewage disposal system is located in southern and central portion of lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms. A pump system may be required.

Lot # 17

Suitable soil for subsurface sewage disposal system is located in east and southeastern portion of lot. With proper structure, driveway and utility locations outside of useable soils area, lot can accommodate a structure not to exceed three bedrooms. A pump system may be required.

3-16-00
Date

James P. ESTE
Environmental Specialist



Tax Information for Lot 1



LOCATION

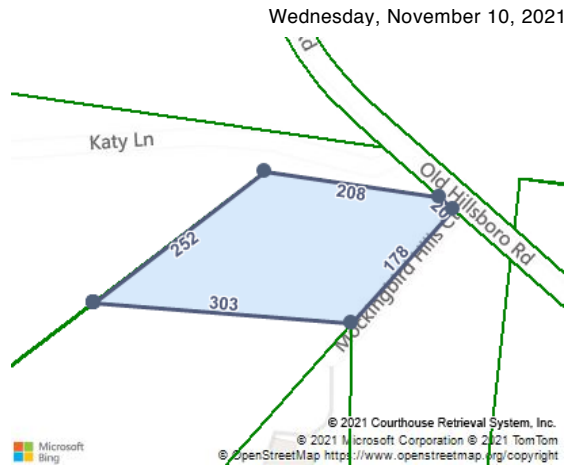
Property Address	9204 Mockingbird Hills Ct Bon Aqua, TN 37025
Subdivision	Mockingbird Hills
County	Hickman County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	041 002.01 000
Special Int	000
Alternate Parcel ID	
Land Map	041
District/Ward	04
2010 Census Trct/Blk	9501/1
Assessor Roll Year	2020



CURRENT OWNER

Name	Hayes Mark A Trustee Commodore Irrevocable Trust
Mailing Address	700 51st Ave N Nashville, TN 37209-2126

SCHOOL ZONE INFORMATION

East Hickman Elementary School	5.8 mi
Elementary: Pre K to 2	Distance
East Hickman Intermediate School	5.8 mi
Elementary: 3 to 5	Distance
East Hickman Middle School	5.8 mi
Middle: 6 to 8	Distance
East Hickman High School	4.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 10/21/2021

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/21/2020	\$107,120	Hayes Mark A Trustee	Barnard Telecommunications Inc	Warranty Deed	6	42/980 20003044
12/29/2011	\$182,000	Barnard Telecommunications Inc		Multiple Parcels Sold	12	29/615
11/30/2007		Rt & Sons LLC Etux Kathleen			12	22/4258
11/3/2005		Titchbourne Robert Etux Kathleen			12	17/2143
4/18/2000		Rt & Sons LLC			14	1/1146

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2021	Assessment Year	2021		
Appraised Land	\$18,500	Assessed Land		Hickman County	2.8

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Information Deemed Reliable But Not Guaranteed.



Tax Information for Lot 1



Property Report for 9204 MOCKINGBIRD HILLS CT. cont.

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$18,500	Total Assessment	\$4,625
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021		\$129.50	\$129.50
2019		\$130.90	\$130.90
2018		\$129.51	\$129.51
2017		\$135.95	\$135.95
2015		\$117.45	\$117.45
2014		\$117.45	\$117.45

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
06/30/2007	\$108,000	Rt And Sons LLC	Firstbank	21/3190 07004731

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	175X308.95 IRR
Block/Lot	/1	Lot Square Feet	
Latitude/Longitude	35.921990°/-87.216127°	Acreage	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	None	Road Type	Gravel
Electric Source	Public	Topography	Rolling
Water Source	Individual	District Trend	Static
Sewer Source	Individual	Special School District 1	
Zoning Code		Special School District 2	
Owner Type	Private		

LEGAL DESCRIPTION

Subdivision	Mockingbird Hills	Plat Book/Page	B/109
Block/Lot	/1	District/Ward	04

Description

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47081C0115D	08/04/2008

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Information Deemed Reliable But Not Guaranteed.



Tax Information for Lot 2



LOCATION

Property Address	9208 Mockingbird Hills Ct Bon Aqua, TN 37025
Subdivision	Mockingbird Hills
County	Hickman County, TN

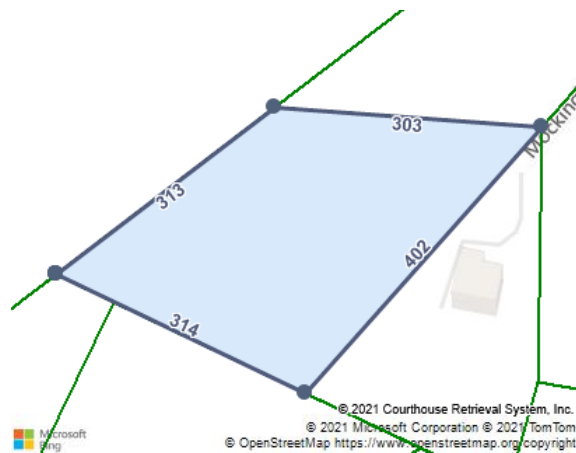
PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	041 002.03 000
Special Int	000
Alternate Parcel ID	
Land Map	041
District/Ward	04
2010 Census Trct/Blk	9501/1
Assessor Roll Year	2020

Wednesday, November 10, 2021



CURRENT OWNER

Name	Hayes Mark A Trustee Commodore Irrevocable Trust
Mailing Address	700 51st Ave N Nashville, TN 37209-2126

SCHOOL ZONE INFORMATION

East Hickman Elementary School	5.8 mi
Elementary: Pre K to 2	Distance
East Hickman Intermediate School	5.7 mi
Elementary: 3 to 5	Distance
East Hickman Middle School	5.8 mi
Middle: 6 to 8	Distance
East Hickman High School	3.9 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 10/21/2021

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/21/2020	\$107,120	Hayes Mark A Trustee	Barnard Telecommunications Inc	Warranty Deed	6	42/980 20003044
12/29/2011	\$182,000	Barnard Telecommunications Inc		Multiple Parcels Sold	12	29/615
11/30/2007		Rt & Sons LLC			12	22/4258
11/3/2005		Titchbourne Robert Etux Kathleen			12	17/2143
4/18/2000		Rt & Sons LLC			14	1/1146

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2021	Assessment Year	2021		
Appraised Land	\$23,800	Assessed Land		Hickman County	2.8

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Tax Information for Lot 2



Property Report for 9208 MOCKINGBIRD HILLS CT. cont.

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$23,800	Total Assessment	\$5,950
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021		\$166.60	\$166.60
2019		\$168.40	\$168.40
2018		\$166.61	\$166.61
2017		\$174.90	\$174.90
2015		\$151.10	\$151.10
2014		\$151.10	\$151.10

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	/2	Lot Square Feet	102,801
Latitude/Longitude	35.921437°/-87.216809°	Acreage	2.36

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	None	Road Type	Gravel
Electric Source	Public	Topography	Rolling
Water Source	Individual	District Trend	Static
Sewer Source	None	Special School District 1	
Zoning Code		Special School District 2	
Owner Type	Private		

LEGAL DESCRIPTION

Subdivision	Mockingbird Hills	Plat Book/Page	B/109
Block/Lot	/2	District/Ward	04
Description			

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47081C0115D	08/04/2008

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Tax Information for Lot 10



LOCATION

Property Address	Hilo Rd TN
Subdivision	Mockingbird Hills
County	Hickman County, TN

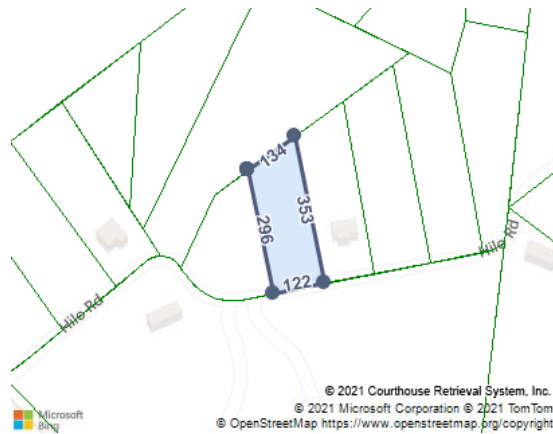
PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	041 002.09 000
Special Int	000
Alternate Parcel ID	
Land Map	041
District/Ward	04
2010 Census Trct/Blk	9501/1
Assessor Roll Year	2020

Wednesday, November 10, 2021



CURRENT OWNER

Name	Hayes Mark A Trustee Commodore Irrevocable Trust
Mailing Address	700 51st Ave N Nashville, TN 37209-2126

SCHOOL ZONE INFORMATION

East Hickman Elementary School	5.8 mi
Elementary: Pre K to 2	Distance
East Hickman Intermediate School	5.7 mi
Elementary: 3 to 5	Distance
East Hickman Middle School	5.8 mi
Middle: 6 to 8	Distance
East Hickman High School	3.9 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 10/21/2021

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/21/2020	\$107,120	Hayes Mark A Trustee	Barnard Telecommunications Inc	Warranty Deed	6	42/980 20003044
12/29/2011	\$182,000	Barnard Telecommunications Inc		Multiple Parcels Sold	12	29/615
11/30/2007		Rt & Sons LLC			12	22/4258
11/3/2005		Titchbourne Robert Etux Kathleen			12	17/2143
4/18/2000		Rt & Sons LLC			14	1/1146

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2021	Assessment Year	2021		
Appraised Land	\$18,500	Assessed Land		Hickman County	2.8

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Tax Information for Lot 10



Property Report for HILO RD. cont.

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$18,500	Total Assessment	\$4,625
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021		\$129.50	\$129.50
2019		\$130.90	\$130.90
2018		\$129.51	\$129.51
2017		\$135.95	\$135.95
2015		\$117.45	\$117.45
2014		\$117.45	\$117.45

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	0.94 ACRES
Block/Lot	/10	Lot Square Feet	
Latitude/Longitude	35.919684°/-87.217326°	Acreage	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	None	Road Type	Gravel
Electric Source	Public	Topography	Rolling
Water Source	Individual	District Trend	Static
Sewer Source	None	Special School District 1	
Zoning Code		Special School District 2	
Owner Type	Private		

LEGAL DESCRIPTION

Subdivision	Mockingbird Hills	Plat Book/Page	B/109
Block/Lot	/10	District/Ward	04

Description

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47081C0115D	08/04/2008

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Tax Information for Lot 14



Wednesday, November 10, 2021

LOCATION

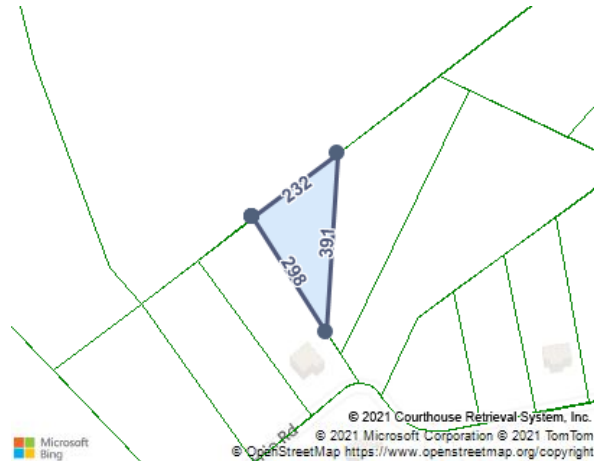
Property Address	Hilo Rd TN
Subdivision	Mockingbird Hills
County	Hickman County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	041 002.13 000
Special Int	000
Alternate Parcel ID	
Land Map	041
District/Ward	04
2010 Census Trct/Blk	9501/1
Assessor Roll Year	2020



CURRENT OWNER

Name	Hayes Mark A Trustee Commodore Irrevocable Trust
Mailing Address	700 51st Ave N Nashville, TN 37209-2126

SCHOOL ZONE INFORMATION

East Hickman Elementary School	5.7 mi
Elementary: Pre K to 2	Distance
East Hickman Intermediate School	5.6 mi
Elementary: 3 to 5	Distance
East Hickman Middle School	5.7 mi
Middle: 6 to 8	Distance
East Hickman High School	3.8 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 10/21/2021

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/21/2020	\$107,120	Hayes Mark A Trustee	Barnard Telecommunications Inc	Warranty Deed	6	42/980 20003044
12/29/2011	\$182,000	Barnard Telecommunications Inc		Multiple Parcels Sold	12	29/615
11/30/2007		Rt & Sons LLC			12	22/4258
11/3/2005		Titchbourne Robert Etux Kathleen			12	17/2143
4/18/2000		Rt & Sons LLC			14	1/1146

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2021	Assessment Year	2021		
Appraised Land	\$16,700	Assessed Land		Hickman County	2.8

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Tax Information for Lot 14



Property Report for HILO RD, cont.

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$16,700	Total Assessment	\$4,175
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021		\$116.90	\$116.90
2019		\$118.16	\$118.16
2018		\$116.91	\$116.91
2017		\$122.72	\$122.72
2015		\$106.02	\$106.02
2014		\$106.02	\$106.02

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	/14	Lot Square Feet	43,560
Latitude/Longitude	35.920351°/-87.218725°	Acreage	1

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	None	Road Type	Gravel
Electric Source	Public	Topography	Rolling
Water Source	Individual	District Trend	Static
Sewer Source	None	Special School District 1	
Zoning Code		Special School District 2	
Owner Type	Private		

LEGAL DESCRIPTION

Subdivision	Mockingbird Hills	Plat Book/Page	B/109
Block/Lot	/14	District/Ward	04

Description

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47081C0115D	08/04/2008

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Tax Information for Lot 16



Wednesday, November 10, 2021

LOCATION

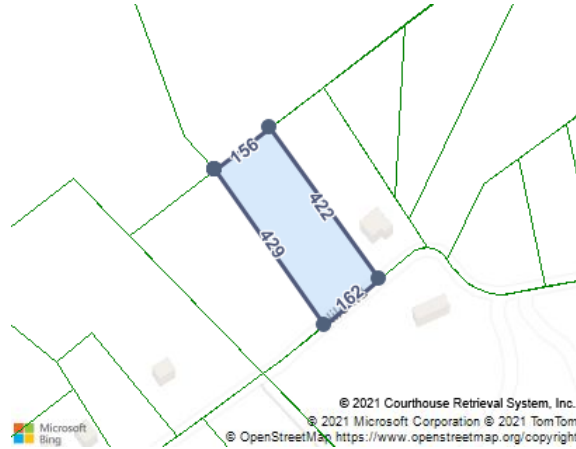
Property Address	Hilo Rd TN
Subdivision	Mockingbird Hills
County	Hickman County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	041 002.15 000
Special Int	000
Alternate Parcel ID	
Land Map	041
District/Ward	04
2010 Census Trct/Blk	9501/1
Assessor Roll Year	2020



CURRENT OWNER

Name	Hayes Mark A Trustee Commodore Irrevocable Trust
Mailing Address	700 51st Ave N Nashville, TN 37209-2126

SCHOOL ZONE INFORMATION

East Hickman Elementary School	5.7 mi
Elementary: Pre K to 2	Distance
East Hickman Intermediate School	5.6 mi
Elementary: 3 to 5	Distance
East Hickman Middle School	5.7 mi
Middle: 6 to 8	Distance
East Hickman High School	3.8 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 10/21/2021

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/21/2020	\$107,120	Hayes Mark A Trustee	Barnard Telecommunications Inc	Warranty Deed	6	42/980 20003044
12/29/2011	\$182,000	Barnard Telecommunications Inc		Multiple Parcels Sold	12	29/615
11/30/2007		Rt & Sons LLC			12	22/4258
11/3/2005		Titchbourne Robert Etux Kathleen			12	17/2143
4/18/2000		Rt & Sons LLC			14	1/1146

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2021	Assessment Year	2021		
Appraised Land	\$20,400	Assessed Land		Hickman County	2.8

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Tax Information for Lot 16



Property Report for HILO RD, cont.

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$20,400	Total Assessment	\$5,100
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021		\$142.80	\$142.80
2019		\$144.34	\$144.34
2018		\$142.81	\$142.81
2017		\$149.91	\$149.91
2015		\$129.51	\$129.51
2014		\$129.51	\$129.51

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	/16	Lot Square Feet	74,052
Latitude/Longitude	35.919590°/-87.219314°	Acreage	1.7

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	None	Road Type	Gravel
Electric Source	Public	Topography	Rolling
Water Source	Individual	District Trend	Static
Sewer Source	None	Special School District 1	
Zoning Code		Special School District 2	
Owner Type	Private		

LEGAL DESCRIPTION

Subdivision	Mockingbird Hills	Plat Book/Page	B/109
Block/Lot	/16	District/Ward	04

Description

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47081C0115D	08/04/2008

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Tax Information for Lot 17



LOCATION

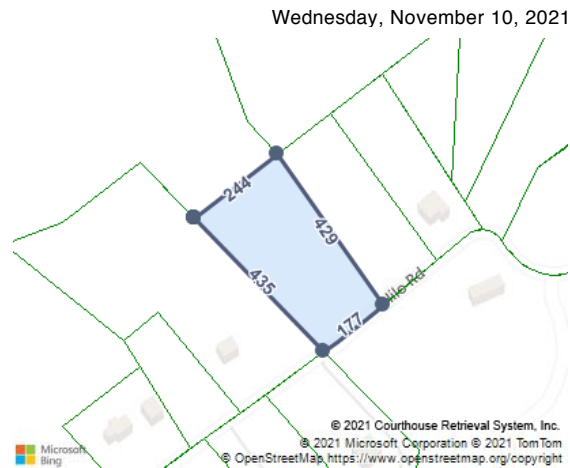
Property Address	Hilo Rd TN
Subdivision	Mockingbird Hills
County	Hickman County, TN

PROPERTY SUMMARY

Property Type	Residential
Land Use	Residential
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	041 002.16 000
Special Int	000
Alternate Parcel ID	
Land Map	041
District/Ward	04
2010 Census Trct/Blk	9501/1
Assessor Roll Year	2020



CURRENT OWNER

Name	Hayes Mark A Trustee Commodore Irrevocable Trust
Mailing Address	700 51st Ave N Nashville, TN 37209-2126

SCHOOL ZONE INFORMATION

East Hickman Elementary School	5.6 mi
Elementary: Pre K to 2	Distance
East Hickman Intermediate School	5.6 mi
Elementary: 3 to 5	Distance
East Hickman Middle School	5.6 mi
Middle: 6 to 8	Distance
East Hickman High School	3.8 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 10/21/2021

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
5/21/2020	\$107,120	Hayes Mark A Trustee	Barnard Telecommunications Inc	Warranty Deed	6	42/980 20003044
12/29/2011	\$182,000	Barnard Telecommunications Inc		Multiple Parcels Sold	12	29/615
11/30/2007		Rt & Sons LLC			12	22/4258
11/3/2005		Titchbourne Robert Etux Kathleen			12	17/2143
4/18/2000		Rt & Sons LLC			14	1/1146

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2021	Assessment Year	2021		
Appraised Land	\$23,500	Assessed Land		Hickman County	2.8

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Tax Information for Lot 17



Property Report for HILO RD, cont.

Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$23,500	Total Assessment	\$5,875
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2021		\$164.50	\$164.50
2019		\$166.27	\$166.27
2018		\$164.51	\$164.51
2017		\$172.70	\$172.70
2015		\$149.20	\$149.20
2014		\$149.20	\$149.20

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Residential	Lot Dimensions	
Block/Lot	/17	Lot Square Feet	101,059
Latitude/Longitude	35.919303°/-87.219832°	Acreage	2.32

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	None	Road Type	Gravel
Electric Source	Public	Topography	Rolling
Water Source	Individual	District Trend	Static
Sewer Source	None	Special School District 1	
Zoning Code		Special School District 2	
Owner Type	Private		

LEGAL DESCRIPTION

Subdivision	Mockingbird Hills	Plat Book/Page	B/109
Block/Lot	/17	District/Ward	04

Description

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47081C0115D	08/04/2008

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6 Building Lots in Mockingbird Hill Subdivision near Bon Aqua in Hickman County, TN