Karen Johnson Davidson County
Batch# 507456 DEEDWARRSP
11/02/2020 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $8,629.59
20201102-0127929

SPECIAL
WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,332,322.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James E. Delany and Catherine F. Delany 3546 Richland Avenue Nashville, TN 37205	PNC Bank, N.A. PO Box 6534 Carol Stream, IL 60197-6534	104-09-0-305.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mike Ford Custom Builders, LLC, a Tennessee limited liability company** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **James E. Delany and Catherine F. Delany, husband and wife by the entirety,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 121, Block No. 4, in Division "A" on the plan of Richland Realty Company, which plan is recorded in Book 161, page 151, in the Register's Office of said County. Said plan shows said property divided into blocks but does not show the blocks divided into small lots but such lots are shown on the Unrecorded Plan.

POINT OF BEGINNING BEING AN IRON ROD (NEW) IN THE EASTERLY R/W OF BOWLING AVENUE AND SOUTHERLY R/W OF ALLEY #1153, BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, HAVING A NORTHING OF 657,386.22 AND AN EASTING OF 1,724,619.16 (NAD83); THENCE LEAVING BOWLING AVENUE WITH THE SAID ALLEY NORTH 65 DEGREES 25 MINUTES 04 SECONDS EAST, 50.01 FEET TO AN IRON ROD (NEW) BEING THE NORTHWEST CORNER OF PARCEL 304; THENCE LEAVING THE SAID ALEY SOUTH 23 DEGREES 27 MINUTES 26 SECONDS EAST, 193.57 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY R/W OF RICHLAND

AVENUE; THENCE WITH RICHLAND AVENUE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1647.67 FEET, A CENTRAL ANGLE OF 00 DEGREES 27 MINUTES 21 SECONDS, AN ARC LENGTH OF 13.11 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 67 DEGREES 01 MINUTES 45 SECONDS WEST, 13.11 FEET TO AN IRON ROD (NEW); THENCE SOUTH 66 DEGREES 30 MINUTES 22 SECONDS WEST, 36.89 FEET TO A 1/2 INCH IRON ROD (OLD) IN THE EASTERLY R/W OF BOWLING AVENUE; THENCE WITH BOWLING AVENUE NORTH 23 DEGREES 27 MINUTES 26 SECONDS EAST, 192.50 FEET TO THE POINT OF BEGINNING.

Being part of the same property conveyed to Mike Ford Custom Builders, LLC, a Tennessee limited liability company by Quitclaim Deed dated 06/04/2018, from Mike Ford Custom Builders, LLC, a Tennessee limited liability company, of record in Instrument 20180605-0053665, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 3546 Richland Avenue, Nashville, TN 37205

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 29th day of October, 2020.

Mike Ford Custom Builders, LLC

BY: _____
Richard Arrendale, Senior Vice President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard Arrendale with whom I am personally acquainted and who upon her oath acknowledged herself to be the Senior Vice President of Mike Ford Custom Homes, LLC, the within named bargainor, a limited liability company, and that she as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Richard Arrendale as such Arrendale.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of October, 2020.

ASHLEY NOFFSINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 9, 2023

_____
Notary Public

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-3-23

Notary's Seal (If on paper)

J CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY