Karen Johnson Davidson County
Batch# 524402 DEEDWARR
12/03/2020 12:41:30 PM 6 pgs
Fees: $33.00 Taxes: $983.28
20201203-0140625

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/02/2023
(AFFIX SEAL)

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-010097

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Intuition, LLC	New Owner	
(NAME)	(NAME)	
1400 5th Avenue North		162-00-0-064.00 & 162-00-0-063.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY-SEVEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS ($267,750.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, STEPHANIE VANNS AND PAMELA DENISE PATTERSON AND STACEY GREER AND CASSANDRA WALKER AND LORETTA THOMAS AND CINDY L. THOMAS AND JOSEPH C. THOMAS AND MARLENE THOMAS AND DANNY THOMAS AND BETTY JEAN BREWER AND MICHAEL THOMAS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO INTUITION . LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying in Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set on the westerly right-of-way line of Blue Hole Road, width varies, said iron rod being the southeast corner of said tract;
Thence with the right-of-way line North 78 deg 49 min 06 sec West, 38.33 feet to an existing iron rod at a corner common with Vishnu Avatar, LLC, as of record in Deed instrument No. 201306120059995, at the Register's Office for Davidson County, Tennessee;

Thence continuing with the northerly property line of Vishnu Avatar, LLC, North 78 deg 49 min 06 sec West, for a total of 256.25 feet to an existing iron rod;
Thence North 83 deg 40 min 18 sec West, 118.97 feet to an existing iron rod at a corner common with Y World Investments, LLC, as of record in Deed Instrument No. 201807100066417, at said Register's Office;
Thence with the easterly property line of Y World Investments, LLC, North 11 deg 52 min 21 sec East, passing an existing iron rod at 190.25 feet and being a corner common with Villas at Belle Parke, as of record in Deed Instrument No. 200209110110959, at said Register's Office, and for a total of 272.04 feet to an iron rod set;
Thence continuing with the easterly property line of Villas at Belle Parke, North 09 deg 16 min 35 sec East, 169.42 feet to an existing iron rod on the southerly property line of Timberlake Apartments Associates, as of record in Deed Book 6442, Page 561, at said Register's Office;
Thence with the southerly property line of Timberlake Apartments Associates, South 84 deg 51 min 44 sec East, 381.01 feet to an iron rod set on the westerly right-of-way line of Blue Hole Road;
Thence with the westerly right-of-way line of Blue Hole Road, South 07 deg 26 min 53 sec West, 208.73 feet to an iron rod set;
Thence along a curve to the right with an arc length of 264.02 feet, the radius of which is 1302.87 feet, the central angle of which is 11 deg 36 min 38 sec, the chord of which is South 14 deg 31 min 04 sec West, 263.56 feet to the point of beginning, containing 174,216 square feet (4.00 acres more or less).

Being the same property conveyed to Charles B. Thomas by warranty deed from J.R. Thomas and wife, Lilly J. Thomas of record in Book 1025, page 405, Register's Office for Davidson County, Tennessee, dated October 19, 1935 and recorded on April 14, 1937.

And being the same property conveyed to Charles B. Thomas and wife, Mary E. Thomas by warranty deed from C. F. Thomas, J. B. Thomas, Fred B. Thomas and Charles B. Thomas of record in Book 4324, page 457, Register's Office for Davidson County, Tennessee, dated March 31, 1969 and recorded on April 10, 1969.

Charles B. Thomas aka Charles Bradford Thomas having since died on May 24, 1982 intestate with his heirs at law, his wife, Mary E. Thomas, aka Mary Estalene (Green) Thomas and his seven children, Barbara Ann Randolph, Mary Belle King, James Walter Thomas, Bobby Green Thomas, Charles Bruce Thomas, Betty Jean Brewer and Michael Thomas. Mary E. Thomas having since died unmarried and intestate on May 23, 1994 leaving heirs at law of the seven surviving children above. Barbara Ann Randolph having since died on April 11, 2006 intestate leaving heirs at law of her husband, Billy Ray Randolph, and 3 surviving children, Stephanie Vanns, Pamela Denise Patterson and Stacey Greer. Billy Ray Randolph having quitclaimed his interest to the three children, Stephanie Vanns, Pamela Denise Patterson and Stacey Greer dated October 7, 2020 and recorded '202012030140616'. Mary Belle King having since died on October 17, 2020, unmarried and intestate leaving one surviving heir at law, Cassandra King Walker. James Walter Thomas having since died in Texas with a will that was probated in Harris County, Texas Probate Court No 3, Docket No. 48003 leaving as his beneficiaries, his wife Loretta Thomas and his two children, Cindy L. Thomas and Joseph C. Thomas. Bobby Green Thomas having since died on March 28, 2015, intestate leaving heirs at law, his wife, Marlene Thomas and one son, Daniel Thomas. Charles Bruce Thomas having since died May 16, 2018 intestate, unmarried with no children leaving heirs at law as his six siblings.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 5215 Blue Hole Road, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this the 12th day of November, 2020

Stephanie Vanns AKA Stephine Vanns

Pamela Denise Patterson

Stacey Greer

Cassandra Walker

Loretta Thomas by Michael Thomas attorney in fact
Loretta Thomas, by Michael Thomas, Attorney in Fact

Cindy L. Thomas by Michael Thomas attorney in Fact
Cindy L. Thomas, by Michael Thomas, Attorney in Fact

Joseph C. Thomas by Michael Thomas attorney in Fact
Joseph C. Thomas, by Michael Thomas, Attorney in Fact

Marlene Thomas by Michael Thomas attorney in Fact
Marlene Thomas, by Michael Thomas, Attorney in Fact

Daniel Thomas by Michael Thomas attorney in Fact
Daniel Thomas, by Michael Thomas, Attorney in Fact

Betty Jean Brewer by Larry Brewer attorney in fact
Betty Jean Brewer, by Larry Brewer, Attorney in Fact

Michael Thomas
Michael Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

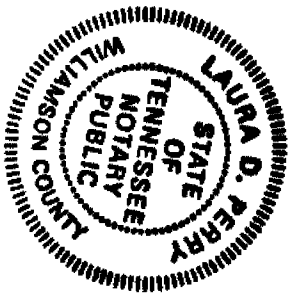
On this the 12 day of November, 2020, before me personally appeared Stephanie Vanns aka Stephine Vanns and Pamela Denise Patterson and Stacey Greer and Michael Thomas, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12 day of November, 2020.

Notary Public

My Commission Expires: 9.20.23

(SEAL)



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

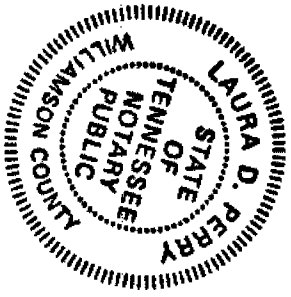
On this the 12 day of November, 2020, before me personally appeared Cassandra Dell Walker to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary King, and who acknowledged she executed the same as the free act and deed of the said Mary King.

Witness my hand and official seal, this the 12 day of November, 2020.

Notary Public

My Commission Expires: 9.20.23

(SEAL)



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

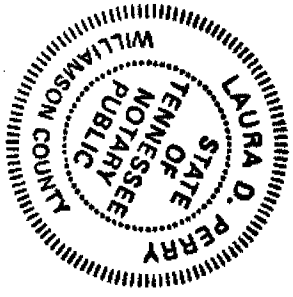
On this the 12 day of November, 2020, before me personally appeared Michael Thomas to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Loretta Thomas, Cindy L. Thomas, Joseph C. Thomas, Marlene Thomas, and Daniel Thomas and who acknowledged he executed the same as the free act and deed of the said Loretta Thomas, Cindy L. Thomas, Joseph C. Thomas, Marlene Thomas, and Daniel Thomas.

Witness my hand and official seal, this the 12 day of November, 2020.

Notary Public

My Commission Expires: 9.20.23

(SEAL)



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 12 day of November, 2020, before me personally appeared Larry Brewer to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing

instrument in behalf of Betty Jean Brewer, and who acknowledged she executed the same as the free act and deed of the said Betty Jean Brewer.

Witness my hand and official seal, this the 12 day of November, 2020.

Notary Public

My Commission Expires: 9.20.23

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Homeland Title, LLC
1896 General George Patton Drive, Suite 200
Franklin, TN 37067

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

