WARRANTY DEED

Karen Johnson Davidson County
Batch# 557818 DEEDWARR
01/21/2021 08:49:43 AM 4 pgs
Fees: $23.00 Taxes: $4,014.50

20210121-0009003

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,065,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES: MAY 7, 2022

(AFFIX SEAL)

DONSHAI INGRAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donna Bell Sharon Bell Burkhart	Sharon Bell Burkhart	Map - Parcel 183-00-0-330.00
(NAME)	(NAME)	
767 Bell Rd.	2222 Fairfax Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Clarksville, TN 37043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **KINLIN DEVELOPMENT, LLC a North Carolina limited liability company** hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **DONNA BELL a 1/3rd interest and to SHARON BELL BURKHART a 2/3rd interest, as tenants in common,** hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

767 Bell Road, Nashville, Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Subdivision for Lot 1. The Hills of Hickory Hollow commercial P.U.D. of record in Book 6900, Page 687, Register's Office for Davidson County, Tennessee, described as follows:

Being a certain tract of land located in the First Civil District of Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

Beginning at an iron pin (set), said pin being the southwest corner of the herein described property and in the north right-of-way of Bell Road; Thence leaving said right-of-way North 20 degrees 48 minutes 00 seconds West, 160.00 feet to an iron pin (set), said pin being the northwest corner of the herein described tract; Thence North 67 degrees 52 minutes 53 seconds East, 48.11 feet to an iron pin (set), said pin being on the west edge of a joint ingress/egress easement, also being the beginning of a curve to the left, said curve having a central angle of 76 degrees 08 minutes 46 seconds, a radius of 112.00 feet, an arc length of 148.85 feet, and a chord of South 77 degrees 37 minutes 23 seconds East, 138.13 feet; Thence along said easement along the arc of the above described curve 148.85 feet to an iron pin (set), said pin being the beginning of curve to the right, said curve having a central angle of 73 degrees 01 minutes 27 seconds, a radius of 25.00 feet, an arc length of 31.86 feet, and a chord of South 79 degrees 11 minutes 03 seconds East, 29.75 feet; Thence along said easement along the arc of the above described curve 31.86 feet to an iron pin (set); Thence along said easement South 42 degrees 40 minutes 20 seconds East, 3.74 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 21 degrees 59 minutes 38 seconds, a radius of 65.00 feet,

an arc length of 32.63 feet, and a chord of South 31 degrees 40 minutes 31 seconds East, 32.43 feet; Thence along said easement, along the arc of the above described curve 32.63 feet to an iron pin (set); Thence along said easement South 20 degrees 40 minutes 42 seconds East, 35.67 feet to an iron pin (set), said pin being the north right-of-way of Bell Road; Thence with said right-of-way South 69 degrees 30 minutes 34 seconds West, 196.48 feet to the point of beginning and containing 22,343 square feet or 0.51 acres more or less.

Being the same property conveyed to Kinlin Development, LLC a North Carolina limited liability company by deed dated September 23, 2020 from Melrose Investment Company, LLC, a Tennessee limited liability company, of record in Instrument #20200928-0111385, Register's Office of Davidson County, Tennessee. See also Scriveners Affidavit of record at Instrument #20210114-0006284, Register's Office of Davidson County, Tennessee.

This property was used strictly for commercial/investment purposes only.

This conveyance is subject to all matters as shown on the plan of record in Plat Book 6900, page 687, and Plat Book 5200, page 697, Register's Office for Davidson County, Tennessee. This conveyance is subject to an Gulf Transmission Company right of way easement as shown of record in Book 2203, page 565, and Book 5118, page 797, Register's Office for Davidson County, Tennessee. This conveyance is subject to Ingress/Egress easement as shown of record in Book 7584, page 474, Register's Office for Davidson County, Tennessee. This conveyance is subject to Restrictive Covenants as shown of record in Bok 6215, page 71, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any any all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☒ property, known as 767 Bell Road, Nashville, TN 37013

(House Number) (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.

KINLIN DEVELOPMENT, LLC, A NORTH CAROLINA
LIMITED LIABILITY COMPANY

Lance Kinerk, Manager

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lance Kinerk with whom I am personally acquainted and who upon his oath acknowledged themselves to be the Manager respectively of the Kinlin Development, LLC , a North Carolina limited liability company the within named bargainor, and corporation, and that they as such Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Lance Kinerk as such Manager.

Witness my hand and official seal at Office this 15th day of January, 2021.

Notary Public

DONSHAI INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 2, 2022

File No.: 17015

Witness my hand this the 15 day of January, 2021.

KINLIN DEVELOPMENT, LLC, A NORTH CAROLINA
LIMITED LIABILITY COMPANY

Jon Olin, Manager

STATE OF NC
COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jon Olin with whom I am personally acquainted and who upon his oath acknowledged themselves to be the Manager respectively of the Kinlin Development, LLC , a North Carolina limited liabiilty company the within named bargainor, and corporation, and that he as such Manager and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jon Olin as such Manager.

Witness my hand and official seal at Office this the 15th day of January, 2021.

Notary Public

My Commission Expires: 3/22/2022

CORNELIA C. DRAKE NOTARY PUBLIC MECKLENBURG COUNTY, NC