WARRANTY DEED

Karen Johnson Davidson County
Batch# 577768 DEEDWARR
02/24/2021 02:03:55 PM 3 pgs
Fees: $18.00 Taxes: $592.00

20210224-0023161

O-BR-20-2450

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Charles Dean Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles Dean Boyd and Meghan Joan Boyd	**NEW OWNERS**	
(NAME)	(NAME)	**007-00-0-064.00** **007-00-0-065.00**
627 Windsor Green		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH AARON RIVERS AND DEBORAH RUTH RIVERS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES DEAN BOYD AND MEGHAN JOAN BOYD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in the Tenth Civil District of Davidson County, Tennessee and being described according to a survey by J Bruce Rainey, Surveyor # 823 dated June 21, 2018 and known as Job No. 180071 as follows:

Beginning at an iron pin found on the easterly margin of Baker Station Road (25' from the centerline), said point of beginning being the northwest corner of the Robert Berard property (Inst. # 201611150120583) and being the southwest corner of the herein described tract; thence with the easterly margin of said Baker Station Road the following calls: with a curve to the right having a radius of 285.78' and a long chord of 225.33', said chord having a bearing of N36°02'29"E a distance along the curve of 231.62' to a point; thence N58°32'30"E 100.31' to a point; thence with a curve to the left having a radius of 1772.36' and a long chord of 403.62' said chord having a bearing of N52°00'09"E , a distance along the curve of 404.50' to a point; thence N45°27'50"E 77.19' to a point; thence with a curve to the right having a radius of 442.76' and a long chord of 407.92', said chord having a bearing of N 72°32'32"E a distance along the curve of 423.93' to a point; thence S80°01'42"E 260.35' to a point; thence with a curve to the left having a radius of 396.91' and a long chord of 527.76', said chord having a bearing of N58°18'06"E a distance along the curve of 577.33' to an iron pin found on the easterly margin of the said Baker Station Road; thence leaving the said Road and with the line of Richard Dennison (Inst. # 200505090052267), S79°54'55"E 479.11' to an existing iron pin; thence continuing S59°54'18"E 248.17' to an iron pin; thence with the line of William Bridwell (Book 7862, pg. 123 R.O.D.C., Tn.); thence S08°32'25"W 61.14' to an existing iron pin; thence with the line of Richard P. Plaisance (Book 8702, pg. 151 R.O.D.C., TN.)S09°08'24"W 299.43' to an existing iron pin; thence with the line of Randy Wimberly et ux (Inst. # 201008200065837) S07°40'49"W 70.18' to an existing iron pin; thence) S 07°21'59"W 418.59' to an existing iron pin the southwest corner of the Scott Duerr property (Inst. # 201107060051816) ; thence with the Goodlettsville Church of Christ Trustee property (Inst. # 200708190112197) S07°21'59"W 418.59' to an existing iron pin; thence with the line of Tony R. Clouse (Inst.# 201703010020163) S76°10'50"W 318.28' to an existing iron pin; thence with the line of Bev A. Ricker (Book 6859, pg.741 R.O.D.C., Tn.) N08°32'45"E 284.55' to an existing 2" pipe; thence with the line of Sally Belle Burroughs the following calls: N02°58'02"E 343.34' to a 36" Tree; thence N13°54'41"E 404.07' to an existing iron pin; thence S66°47'26"W 432.49' to a cedar stump with imbedded fence wire; thence N35°34'35"W 111.14' to an existing iron pin; thence S82°03'14"W 98.86' to an existing set stone; thence with the line of Barbara Draper (Inst.# 200805120048966) S81°09'36"W 434.01' to an existing set stone at a fence corner; thence, S30°33'50"W 485.96' to an existing iron pin; thence, S64°12'46"W 465.53' to an existing iron pin; thence , with the line of Danny Ray Johnson (Book 9248, pg. 967) N63°20'11"W 122.30' to an existing iron pin; thence N39°02'58"W 100.48' to an existing iron pin; thence with the line of the said Robert Berard N13°43'44"W 191.36' to an existing iron pin; thence N82°56'06"W 198.61' to the point of beginning containing 32.87 acres more or less.Land in the Tenth Civil District of Davidson County, Tennessee and being described according to a survey by J Bruce Rainey, Surveyor # 823 dated June 21, 2018 and known as Job No. 180071 as follows: Beginning at an iron pin found on the easterly margin of Baker Station Road (25' from the centerline), said point of beginning being the northwest corner of the Robert

Berard property (Inst. # 201611150120583) and being the southwest corner of the herein described tract; thence with the easterly margin of said Baker Station Road the following calls: with a curve to the right having a radius of 285.78' and a long chord of 225.33', said chord having a bearing of N36°02'29"E a distance along the curve of 231.62' to a point; thence N58°32'30"E 100.31' to a point; thence with a curve to the left having a radius of 1772.36' and a long chord of 403.62' said chord having a bearing of N52°00'09"E , a distance along the curve of 404.50' to a point; thence N45°27'50"E 77.19' to a point; thence with a curve to the right having a radius of 442.76' and a long chord of 407.92', said chord having a bearing of N 72°32'32"E a distance along the curve of 423.93' to a point; thence S80°01'42"E 260.35' to a point; thence with a curve to the left having a radius of 396.91' and a long chord of 527.76', said chord having a bearing of N58°18'06"E a distance along the curve of 577.33' to an iron pin found on the easterly margin of the said Baker Station Road; thence leaving the said Road and with the line of Richard Dennison (Inst. # 200505090052267), S79°54'55"E 479.11' to an existing iron pin; thence continuing S59°54'18"E 248.17' to an iron pin; thence with the line of William Bridwell (Book 7862, pg. 123 R.O.D.C., Tn.); thence S08°32'25"W 61.14' to an existing iron pin; thence with the line of Richard P. Plaisance (Book 8702, pg. 151 R.O.D.C., TN.)S09°08'24"W 299.43' to an existing iron pin; thence with the line of Randy Wimberly et ux (Inst. # 201008200065837) S07°40'49"W 70.18' to an existing iron pin; thence) S 07°21'59"W 418.59' to an existing iron pin the southwest corner of the Scott Duerr property (Inst. # 201107060051816) ; thence with the Goodlettsville Church of Christ Trustee property (Inst. # 200708190112197) S07°21'59"W 418.59' to an existing iron pin; thence with the line of Tony R. Clouse (Inst.# 201703010020163) S76°10'50"W 318.28' to an existing iron pin; thence with the line of Bev A. Ricker (Book 6859, pg.741 R.O.D.C., Tn.) N08°32'45"E 284.55' to an existing 2" pipe; thence with the line of Sally Belle Burroughs the following calls: N02°58'02"E 343.34' to a 36" Tree; thence N13°54'41"E 404.07' to an existing iron pin; thence S66°47'26"W 432.49' to a cedar stump with imbedded fence wire; thence N35°34'35"W 111.14' to an existing iron pin; thence S82°03'14"W 98.86' to an existing set stone; thence with the line of Barbara Draper (Inst.# 200805120048966) S81°09'36"W 434.01' to an existing set stone at a fence corner; thence, S30°33'50"W 485.96' to an existing iron pin; thence, S64°12'46"W 465.53' to an existing iron pin; thence , with the line of Danny Ray Johnson (Book 9248, pg. 967) N63°20'11"W 122.30' to an existing iron pin; thence N39°02'58"W 100.48' to an existing iron pin; thence with the line of the said Robert Berard N13°43'44"W 191.36' to an existing iron pin; thence N82°56'06"W 198.61' to the point of beginning containing 32.87 acres more or less.

Being a portion of the same property conveyed to Joseph Aaron Rivers and Deborah Ruth Rivers, husband and wife by Warranty deed from Martha C. Robison, unmarried of record in Instrument No. 20180702-0063788 Register's Office for Davidson County, Tennessee, dated June 28, 2018 and recorded on July 02, 2018.

This conveyance is subject to:

- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to Greenbelt Application of record in Instrument Number 20190211-0012502, and Instrument Number 20190211-0012503 in the Register's Office for Davidson County, Tennessee.
- Subject to Driveway Easement of record in Instrument Number 20000201-0010183, in the Register's Office for Davidson County, Tennessee.
- Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **2450 Baker Station Road, Goodlettsville, Tennessee 37072**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12 DAY OF FEBRUARY, 2021.

Joseph Aaron Rivers

Deborah Ruth Rivers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH AARON RIVERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH RUTH RIVERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212