Karen Johnson Davidson County
Batch# 583504 DEEDWARR
03/03/2021 01:42:30 PM 6 pgs
Fees: $33.00 Taxes: $3,330.00
20210303-0027627

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$775,000.00~~ $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2021.

Notary Public:

COMMISSION EXPIRES: 10/2/23 (AFFIX SEAL)

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

T-JD-21-2818

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)
Vista Land Co, LLC **Nelson Holt**	**New Owner**	
(NAME) **0 Dickerson Pike**	(NAME)	**033-00-0-029.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(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, **J.D. EATHERLY FOR EATHERLY PROPERTIES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VISTA LAND CO, LLC AND NELSON HOLT,** 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:

A certain tract of land in the 10th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, Bounded on the North by BVT Worrell Farms, LTD., of record in Book 6819, Page 193, Register's office Davidson County, Tennessee, bounded on the East by Randall L. Jones & wife Sylvia N. Jones of record in Instrument No. 20011025-0116965, Register's office Davidson County, Tennessee, Old Center Church of Christ Trustees, of record in Book 3614, Page 283, Register's office Davidson County, Tennessee, Johnson Properties L.C., of record in Book 10071, Page 966, Register's office Davidson County, Tennessee, bounded on the South by Echo Hill Estates Section One, of record in Plat Book 6900, Page 634, Register's office Davidson County, Tennessee, bounded on the West by Echo Hill Estates Section Two, of record in Plat Book 6900, Page 791, Register's office Davidson County, Tennessee, and being more particularly described as follows;

Beginning on a 3/8 inch iron rod(o) located at the Northwest corner of the subject tract and the Northeast corner of said Echo Hill Estates Section Two and in the South line of the said BVT Worrell Farms, LTD.; thence,

With the South line of the said BVT Worrell Farms, LTD. for the next two calls,
1. North 87 degrees 19 minutes 03 seconds East, 951.65 feet to an iron rod(o); thence,
2. North 86 degrees 39 minutes 59 seconds East, 367.08 feet to an iron rod(o) in the West line of the said Randall L. Jones & wife Sylvia N. Jones; thence,

With Jones West line South 07 degrees 23 minutes 39 seconds West, 808.84 feet to an iron rod(o) in the North line of the said Johnson Properties L.C.; thence,

With the North line of the Johnson Properties L.C. North 84 degrees 15 minutes 12 seconds West, 333.88 feet to a one inch iron rod(o) at the Northwest corner of Johnson Properties L.C. and the Northeast corner of the said Old Center Church of Christ Trustees property; thence,

With the Old Center Church of Christ Trustees property for the next three calls,
1. North 85 degrees 38 minutes 19 seconds West, 120.76 feet to a one inch iron rod(o); thence,
2. South 06 degrees 08 minutes 48 seconds West, 409.62 feet to a one inch iron rod(o); thence,
3. South 06 degrees 15 minutes 08 seconds West, 288.04 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates at the Northeast corner of lot 59 of Echo Hill Estates Section One; thence,

With the North line of Echo Hill Estates Section One for the next 7 calls,
1. North 83 degrees 37 minutes 38 seconds West, passing a 1 inch iron rod(o) at 25.00 feet, in all 152.33 feet to a 1 inch iron rod(o); thence,

2. North 04 degrees 58 minutes 49 seconds East, 37.33 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
3. North 84 degrees 32 minutes 56 seconds West, 434.50 to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
4. North 84 degrees 46 minutes 59 seconds West, 22.80 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
5. North 81 degrees 19 minutes 22 seconds West, 50.07 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
6. North 82 degrees 53 minutes 26 seconds West, 14.91 feet to a 3/8 inch iron rod(o); thence,
7. North 82 degrees 39 minutes 57 seconds West, 174.76 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates at the Southeast corner of Lot 81, Echo Hill Estates Section Two; thence,

With the East line of Echo Hill Estates Section Two for the next 14 calls,
1. North 16 degrees 30 minutes 52 seconds East, 187.87 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates in the North right-of-way of Solitude Circle,
2. Along the North right-of-way of Solitude Circle along a curve to the right having a central angle of 25 degrees 04 minutes 01 seconds, a radius of 278.85 feet, an arc length of 122.00 feet, a tangent of 61.99 feet, and a chord bearing and distance of North 60 degrees 58 minutes 54 seconds West, 121.01 feet to a 3/4 inch iron rod(o),
3. North 41 degrees 28 minutes 17 seconds West, 153.05 feet to an iron rod(o); thence,
4. North 52 degrees 31 minutes 39 seconds West, 62.46 feet to a concrete monument(o); thence,
5. North 25 degrees 57 minutes 56 seconds West, 263.86 feet to a concrete monument(o); thence,
6. North 18 degrees 49 minutes 35 seconds West, 80.14 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
7. North 00 degrees 31 minutes 07 seconds East, 156.90 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
8. North 37 degrees 05 minutes 12 seconds East, 85.00 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
9. North 88 degrees 21 minutes 07 seconds East, 180.00 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
10. North 01 degrees 38 minutes 53 seconds West, 128,00 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
11. South 80 degrees 09 minutes 03 seconds East, 6.44 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
12. South 87 degrees 30 minutes 45 seconds East, 36.82 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
13. North 06 degrees 37 minutes 22 seconds East, 172.52 feet to a 5/8 inch iron rod(N) with cap stamped Ragan-Smith Associates; thence,
14. North 12 degrees 25 minutes 57 seconds East, 27.63 feet to the Point of Beginning, containing 1,148,694 square feet or 26.370 acres, more or less, as calculated by the above described courses and distances.

Less and Except the following conveyances:

1. Quitclaim Deed executed on December 29th, 2005, and filed for record on January 5th, 2006 in Instrument No. 20060105-0001315, Register's Office for Davidson County, Tennessee, being Lot 120 of Echo Hills Subdivision, Section Four of record in Instrument No. 20050127-0010265, Register's Office for Davidson County, Tennessee,.

2. Special Warranty Deed executed on September 10th, 2009, and filed for record on September 14th, 2009 in Instrument No. 20090914-0085851, Register's office for Davidson County, Tennessee, being land in Davidson County, Tennessee, Being Lot No. 120 on the Plan of Echo Hill Estates, Section Four, of record in Instrument No. 20050127-0010265, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more and complete and accurate description of said lot, corrected by Affidavit of Scrivener's Error Executed on June 20th, 2012, and filed for record on June 21st, 2012 in Instrument No. 20120621-0054510, Register's office for Davidson County, Tennessee, being Land in Davidson County, Tennessee, Being Lot No. 20 on the Plan of Echo Hills Estates, Section Four, of record in Instrument No. 20050127-0010265. Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

3. Quitclaim Deed executed on February 27th, 2006, and filed for record on March 8th, 2006, in Instrument No. 20060308-0026957, Register's Office for Davidson County, Tennessee, Being Lot No. 86 on the plan of Echo Hill Estates, Section 4, of record in Instrument No. 20050127-0010265, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

4. Quitclaim Deed executed on July 20th, 2006, and filed for record on July 28th, 2006 in Instrument No. 20060728-0091459, Register's Office for Davidson County, Tennessee, Being Lot No. 118 on the Final Plat of Echo Hill Estates, Section Four, as of record in Instrument No. 20050127-0010265 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

5. Quitclaim Deed executed on August 8th, 2006, and filed for record on August 17th, 2006 in Instrument No. 20060817-0101464, Register's Office for Davidson County, Tennessee, Being Lot No 119 of the Final Plat of Echo Hill Estates, Section 4, of record in Instrument No. 20050127-0010265, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

6. Quitclaim Deed executed on August 18th, 2006, and filed for record on August 31st, 2006 in Instrument No. 20060831-0107627, Register's Office for Davidson County, Tennessee, Being Lot 87 of the final plat of Echo Hill Estates, Section Four, of record in Instrument No. 20050127-0010265, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

7. Quitclaim Deed executed on October 27th, 2006, and filed for record on November 13th, 2006 in Instrument No. 20061113-0140561, Register's Office for Davidson County, Tennessee, Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Echo Hill Estates, Section Four, of record in Instrument No. 20050127-0010265, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

8. Quitclaim Deed executed on November 7th, 2006, and filed for record on November 13th, 2006 in Instrument No. 20061113-0140571, Register's Office for Davidson County, Tennessee, Being Lot 84 of the Plan of Echo Hill Estates, Section Four, of record in Instrument No. 20050127-0010265, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

9. Quitclaim Deed executed on December 28th, 2006, and filed for record on January 4th, 2007 in Instrument No. 20070104-0001736, Register's Office for Davidson County, Tennessee, Being Lot 54 on the plan of Echo Hill Estates, Section Four, of record in Instrument No. 20050127-0010265, Register's Office for said County.

10. Special Warranty Deed executed on April 28th, 2009, and filed for record on May 1st, 2009, in Instrument No. 20090501-0039949, Register's Office for Davidson County, Tennessee, Land in Davidson County, Tennessee, Being Lot No. 122 on the Plan of Echo Hill Estates, Section Four, of record in Instrument No. 20050127-0010265, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

11. Special Warranty Deed executed on June 8th, 2009, and filed for record on June 16th, 2009, in Instrument No. 20090616-0056091, Register's Office for Davidson County, Tennessee, Land in Davidson County, Tennessee, Being Lot No. 56 on the Plan of Echo Hill Estates, Section Four, of record in Instrument No. 20050127-0010265, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

12. Special Warranty Deed executed on September 4th, 2009, and filed for record on September 9th, 2009, in Instrument No. 20090909-0084286, Register's Office for Davidson County, Tennessee, Land in Davidson County, Tennessee, Being Lot No. 121 on the Plan of Echo Hill Estates, Section Four, of record in Instrument No. 20050127-0010265, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

13. Warranty Deed executed on October 23rd, 2017, and filed for record on October 26th, 2017, in Instrument No. 20171026-0109692, Register's Office for Davidson County, Tennessee, BEING LOT NO. 83 ON THE FINAL PLAT OF ECHO HILL ESTATES, SECTION FOUR, OF RECORD IN INSTRUMENT NO. 20050127-0010265, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION OF SAID LOT.

14. Warranty Deed executed on September 23rd, 2016, and filed for record on September 29th, 2016, in Instrument No. 20160929-0102913, Register's Office for Davidson County, Tennessee, BEING LOT NO. 57 ON THE FINAL PLAT OF ECHO HILL ESTATES, SECTION FOUR, OF RECORD IN INSTRUMENT NO. 20050127-0010265, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION OF SAID LOT.

15. Quitclaim Deed executed on February 16th, 2017, and filed for record on April 11th, 2017, in Instrument No. 20170411-0035326, Register's Office for Davidson County, Tennessee, LAND LOCATED IN THE 10TH COUNCILMANIC DISCTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58 ON THE FINAL PLAT OF ECHO HILL ESTATES, SECTION FOUR, OF RECORD IN INSTRUMENT NO. 20050127-0010265, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

16. Quitclaim Deed executed on April 20th, 2017, and filed for record on April 21st, 2017, in Instrument No. 20170421-0039477, Register's Office for Davidson County, Tennessee, Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Echo Hill Estates, Section Four of record in Instrument No. 20050127-0010265, in the Register's Office for Davidson County, Tennessee, to which Plan reference is

hereby made for a more complete legal description of the property.

17. Warranty Deed executed on May 10th, 2017, and filed for record on May 15th, 2017, in Instrument No. 20170515-0048208, Register's Office for Davidson County, Tennessee, BEING LOT NO. 53 ON THE FINAL PLAT OF ECHO HILL ESTATES, SECTION FOUR, OF RECORD IN INSTRUMENT NO. 20050127-0010265, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION OF SAID LOT.

18. Special Warranty Deed executed on January 31st, 2018, and filed for record on February 2nd, 2018, in Instrument No. 20180202-0010754, Register's Office for Davidson County, Tennessee, Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Final Plat, Echo Hill Estates, Section Four of record in Plat at Instrument No. 20050127-0010265, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

19. Warranty Deed executed on March 25th, 2019, and filed for record on April 3rd, 2019, in Instrument No. 20190403-0029965, Register's Office for Davidson County, Tennessee, BEING LOT NO. 123 ON THE FINAL PLAT OF ECHO HILLS ESTATES, SECTION FOUR, OF RECORD IN INSTRUMENT NO. 20050127-0010265, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

20. Quitclaim Deed executed on June 30th, 2016, and filed for record on July 8th, 2016, in Instrument No. 20160708-0070093, Register's Office for Davidson County, Tennessee, Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Final Plat, Echo Hill Estates, Section Four of record in Plat at Instrument No. 20050127-0010265, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

21. Quitclaim Deed executed on July 20th, 2016, and filed for record on July 21st, 2016, in Instrument No. 20160721-0075221, Register's Office for Davidson County, Tennessee, Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Final Plat, Echo Hill Estates, Section Four of record in Plat at Instrument No. 20050127-0010265, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

22. Quitclaim Deed executed on October 19th, 2005, and filed for record on October 28th, 2005, in Instrument No. 20051028-0130299, Register's Office for Davidson County, Tennessee, Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Echo Hill Estates, Section 4, as shown on the plat of record in Instrument No. 20050127-0010265, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J.D. Eatherly for Eatherly Properties by Warranty deed from Echo Hill Joint Venture, a Tennessee General Partnership of record in Instrument No. 20030220-0022453 Register's Office for Davidson County, Tennessee, dated January 30, 2003 and recorded on February 20, 2003.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Restrictions of record in Book 7489, Page 988, amended in Book 7699, Page 949, Book 8265, Page 436, and Book 9083, Page 26, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Book 7495, Page 184, amended in Book 7699, Page 966, in the Register's Office for Davidson County, Tennessee.
- Sewer and Drainage Easement of record in Book 9933, Page 90, in the Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Dickerson Pike, 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 25th DAY OF FEBRUARY, 2021.

J.D. Eatherly for Eatherly Properties

J.D. Eatherly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J.D. EATHERLY FOR EATHERLY PROPERTIES, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2021.

Notary Public
My Commission Expires: 9/7/21
(SEAL)

KATHLEEN KIRBY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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

True Copy Certification

I, Matthew Anderson, 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 Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

