Karen Johnson Davidson County
Batch# 585158 DEEDWARR
03/05/2021 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $248.94
20210305-0028978

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728893**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $67,280.00 Affiant Subscribed and sworn to before me, this 26th day of February, 2021. Notary Public My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

WARRANTY DEED

Address New Owner: Intuition Development 0 Mount View Road approx .77 acres Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 163 00 0 054.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William B Owen and Barbara Eatherly,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Intuition Development, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in the 32th Council District of Davidson County, Tennessee, and is more particularly described as follows:

Commencing at the approximate intersection of Mt. View Road and Highlander Drive, thence in a southwesterly direction a distance of 1077.4 feet, more or less, to a 1/2" iron rod found, having no cap, on the northerly margin of Mt. View Road at the northwesterly corner of William B. Owen, Married, property, of record in instrument number 20210129-0013532, in the Register's Office of Davidson County, Tennessee, (R.O.D.C., TN), at approximate Tennessee State Plane Coordinate of N:627,765.49, E:1,772,364.44, and being the northeasterly most corner of herein described land; thence with William B. Owen, Married, westerly property line, South 11°13'57" West, a distance of 314.43 feet to a mag-nail found; thence with William B. Owen, Married, northerly property line, North 87°11'02" West, a distance of 94.06 feet to a leaning 1" diameter, iron pipe found at the southeast property corner of Pavel Nemec, of record in instrument number, 20140811-0071947, R.O.D.C., TN; thence with the easterly line of Pavel Nemec, North 07°14'05" East, a distance of 356.87 feet to a 5/8" iron rod set, by Dale and Associates having a pink cap, on the southerly margin of Mt. View Road; with the southerly margin of Mt. View Road for the next three (3) calls; thence with a curve turning to the right with an arc length of 56.49 feet, with a radius of 384.26 feet, with a chord bearing of South 72°44'46" East, with a chord length of 56.44 feet to a 5/8" iron rod set, by Dale and Associates having a pink cap; thence, South 58°55'24" East, a distance of 46.88 feet to a 5/8" iron rod set, by Dale and Associates having a pink cap; thence with a curve turning to the right with an arc length of 18.69 feet, with a radius of 379.26 feet, with a chord bearing of South 60°07'23" East, with a chord length of 18.69 feet to the point of beginning of herein described land, having an area of 35,735.70 square feet or 0.82 acres more or less;

Information was taken from a ALTA/NSPS Land Title Survey by Dale and Associates under the supervision of Steven C. Matthews, TN. R.L.S. #2352, dated

February 23, 2021, and legal description was written on February 23, 2021, Project #21007;

Also being the same property conveyed to William B. Owen, by Quitclaim deed, dated December 20, 2010, from Donald R. Coomer, Trustee a/k/a/ Donald Coomer, Trustee for the William B. Owen Money Purchase Pension Plan, all of his right title and interest in and to a 50% interest, of record in instrument number 20101223-0102299, R.O.D.C., TN;

Also being the same property conveyed to Barbara Eatherly and Donald Croomer, Trustee for the William B. Owen Money Purchase Pension Plan, as tenants in common, by Quitclaim deed, dated February 28, 1992, from Davidson County Chancery Court and Master, of record in deed book 8573, page 729, R.O.D.C., TN;

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

This is improved property located at 0 Mount View Road approx .77 acres Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2021.

William B Owen

Barbara Eatherly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William B Owen and Barbara Eatherly, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2021.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

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

