Karen Johnson Davidson County
Batch# 586295 DEEDWARR
03/08/2021 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20210308-0029756

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728836** CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2022	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Intuition Development 5118 Mount View Road 8.6 acres Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 163-00-0-055.00

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, married** ("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 northeasterly corner of William B. Owen property, (50% ownership), of record in instrument number 20101223-0102299, in the Register's Office of Davidson County, Tennessee, (R.O.D.C., TN), and Barbara Eatherly (50% Ownership), of record in deed book 8573, page 72, R.O.D.C., TN, at approximate Tennessee State Plane Coordinate of N:627,765.49, E:1,772,364.44, and being the northwesterly most corner of herein described land; with the margin of the road for the next four (4) calls; thence with a curve turning to the right with an arc length of 172.36 feet, with a radius of 379.26 feet, with a chord bearing of South 45°41'31" East, with a chord length of 170.88 feet to a 5/8" iron rod set, by Dale and Associates having a pink cap; thence, South 32°40'19" East, a distance of 160.44 feet to a 5/8" iron rod set, by Dale and Associates having a pink cap;
thence with a curve turning to the left with an arc length of 342.95 feet, with a radius of 439.26 feet, with a chord bearing of South 55°02'19" East, with a chord length of 334.30 feet to a 5/8" iron rod set, by Dale and Associates having a pink cap; thence, South 77°24'19" East, a distance of 64.61 feet to a 1/2" iron rod found, having no cap, at the northwest property corner of Marry Esther Rainey of record in deed book 2245, page 528, R.O.D.C., TN; thence leaving said margin with Rainey westerly line, South 12°27'39" West, a distance of 279.07 feet to a leaning 1/2" iron rod found, having no cap, on the northerly line of, Mill Park, Phase II of record in instrument number 20000706-0066999, R.O.D.C., TN; thence with Mill Park, Phase II northerly line, LLC northerly line, North 82°46'27" West, passing the northeast corner of Mill Park, Phase III at approximately 26.62 feet going a total distance of 438.38 feet to a 1/2" iron rod found, having a yellow cap, not legible at the northeast corner of lot 3, Hickory Hollow Townhomes, plat book 9700, page 538, R.O.D.C., TN;

thence with the northerly line of lot 3, North 82°46'27" West, a distance of 363.35 feet to a mag-spike set, having a washer stamped, Dale and Associates; thence with the easterly line of lot 3, North 06°41'01" East, a distance of 295.32 feet to 1/2" iron rod found, having no cap, at the southeast property corner of Hensley Group, LLC, instrument number 20200624-0068356, R.O.D.C., TN; thence with Hensley Group, LLC, easterly line, North 08°50'46" East, a distance of 38.92 feet to 5/8' iron rod found, having no cap, at the southwest property corner of Pavel Nemec, of record in instrument number,

20140811-0071947, R.O.D.C., TN; thence with Pavel Nemec southerly line, South 88°04'30" East, a distance of 114.17 feet to a leaning 1" iron pipe found at the southwest corner of William B. Owen & Barbara Eatherly property; thence with Eatherly & Owen southerly line, South 87°11'02" East, a distance of 94.06 feet to a mag-nail found; thence with Eatherly & Owen easterly line, North 11°13'57" East, a distance of 314.43 feet to the point of beginning of herein described land, having an area of 332923.41 square feet or 7.64 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, Married, by Quitclaim deed, dated January 29, 2021, from William B. Owen and Wife Jean Marie Owen, of record in instrument number 20210129-0013532, 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 5118 Mount View Road 8.6 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

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, 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

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022