22607
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 617361 DEEDWARR
04/19/2021 08:51:45 AM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20210419-0051624

WARRANTY DEED

Address New Owner(s):
Jeremy D. Lee
1819 McEwen Avenue
Nashville, TN 37206

Send Tax Bills to:

New Owner

Map/Parcel: 07400000500 and 07300004300

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Donna K. McCrary, a widow, Jackie Wayne McCrary and wife, Rachel McCrary and Jason L. McCrary**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Jeremy D. Lee**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to Jackie L. McCrary and wife, Donna K. McCrary, a 33-1/3% interest; Jackie Wayne McCrary and wife, Rachel McCrary, a 33-1/3% interest and Jason L. McCrary, unmarried, a 33-1/3% interest, by Warranty Deed from Bible Broadcasting Network, Inc., dated March 11, 2014 and recorded at Instrument No. 20140313-0021065 and corrected by Scrivener's Affidavit at Instrument No. 20140422-0033365, Register's Office for Davidson County, Tennessee. The said Jackie L. McCrary having died on November 19, 2019, with his interest vesting in Donna K. McCrary his surviving spouse.

This conveyance is subject to: Taxes for 2021 and subsequent years; Ingress and Egress Easement filed at Instrument No. 20140313-0021066; Easement granted to USA in Book 2246, page 61 and any and all restrictions, easements and zoning regulations which may be applicable.

This is unimproved property known as: 1940 Neelsy Bend Road, Madison, TN 37115

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 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 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.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Donna K. McCrary

Donna K. McCrary

Jackie Wayne McCrary

Jackie Wayne McCrary

Jason L. McCrary

Jason L. McCrary

Rachel E. McCrary

Rachel McCrary

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna K. McCrary, Jackie Wayne McCrary, Rachel McCrary and Jason L. McCrary, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of April, 2021.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

My Commission Expires:

Ollie Mai Parsley

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $400,000.00

Affiant

Sworn to and subscribed before me, this 16th day of April, 2021.

Notary Public

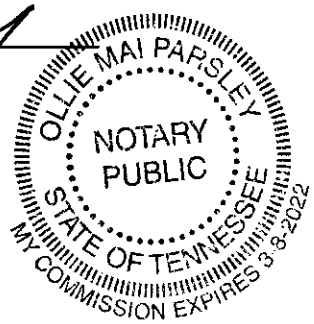


EXHIBIT "A" **GF#: 22607**

Legal Description

BEING a parcel of land located in the First Civil District of Nashville, Davidson County, Tennessee, on the westerly side of Neeley's Bend Road (having a 60 foot unrecorded right of way easement), between Menees Lane and Overton Road and being a part of Lot No. 1 on the map showing division of Estate of J.K.P. and Mattie G. Hamblen, dated September 20, 1901, of record in Minute Book 6, pagge 366 of the County Court for Davidson County, Tennessee, and being more particularly described according to a survey prepared by Wamble & Associates, R.L.S. No. 1136, in December 1986, with all bearing being referenced to magnetic North as follows, to-wit:

Beginning at a point in the center of Neeley's Bend Road in the southeast corner of the O.N. Williams property, of record in Deed Book 2293, page 251, Register's Office of Davidson County, Tennessee; runs thence along the center of Neeley's Bend Road, S 7 deg. 46 min. 59 sec. East 239.93 feet to a point in the northeast corner of the William E. Shipman property, of record in Deed Book 5056, page 467, R.O.D.C., Tennessee; thence leaving Neeley's Bend Road and running along Shipman's line, S 67 deg. 55 min. 05 sec. West 3208.91 feet (passing an existing iron pin at 30.96 feet) to the low water line of the Cumberland River; thence N 16 deg. 01 min. 20 sec. West 117.91 feet to a point; thence N 15 deg. 32 min. 26 sec. West 176.56 feet to a point; thence N 05 deg. 50 min. 58 sec. West 103.71 feet to a point; thence N 04 deg. 42 min. 08 sec. West 129.17 feet to a point; thence N 05 deg. 07 min. 20 sec. West 120.31 feet to a point; thence N 04 deg. 23 min. 43 sec. West 132.55 feet to a point in the southeast property line of J.W. Menees property, of record in Deed Book 1425, page 228, R.O.D.C., Tennessee; thence, leaving said river and running along Menees' line, N 67 deg. 43 min. 51 sec. East 1615.29 feet to an existing iron pin in the northwest corner of the Bob Whisenant's property, of record in Deed Book 6840, page 262, R.O.D.C., Tennessee; thence, with Whisenant's west line, S 09 deg. 55 min. 40 sec. East 462.95 feet to an existing iron pin in the northwest corner of the O.N. Williams' property; thence along Williams' west property line, S 10 deg. 07 min. 03 sec. East 229.60 feet to a point and Williams' southwest corner; thence along Williams' southeast line, N 68 deg. 02 min. 20 sec. East 1604.63 feet (passing an existing iron pin at 1573.69 feet) to a point of beginning.

INCLUDED IN BUT EXPRESSLY EXCLUDED FROM THE ABOVE DESCRIPTION IS THE FOLLOWIN(OF LAND:

Beginning at an iron rod in the westerly right-of-way of Neely's Bend Road, said point being the southeastern corner of the herein described tract and the northeastern corner of the William Shipman tract as described in Deed Book 5056, page 467, RODC; thence with Shipman's north line, S 65 deg. 43 min. 11 sec. West 1990.41 feet to an iron rod; thence N 24 deg. 16 min. 49 sec. West 342.08 feet to the southeast corner of a fence, the true point of beginnning, thence with the fence, S 34 deg. 27 min. 11 sec. West 30.22 feet to a fence corner; thence leaving the fence, S 65 deg. 07 min. 56 sec. West 536.32 feet to an iron rod in a fence line; thence, with the fence, S 52 deg. 59 min. 12 sec. West 117.95 feet to a fence corner; thence, with the fence, N 85 deg. 37 min. 28 sec. West 252.61 feet to a fence corner; thence, with the fence, N 33 deg. 48 min. 10 sec. East 256.76 feet to a fence corner; thence, with the fence, N 43 deg. 26 min. 12 sec. East 395.81 feet to a fence corner; thence, with the fence, S 75 deg. 53 min. 45 sec. East 356.67 feet to a fence corner; thence, leaving the fence, S 38 deg. 30 min. 19 sec. East 142.69 feet to the point of beginning and containing 5.01 acres.

The above described tract of land is served by a 20 foot access easement more particularly described as follows:

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Beginning at a iron rod in the westerly right of way of Neely's Bend Road, said point being the southeastern corner of the herein described tract and the northeastern corner of the William Shipman tract as described in Deed Book 5056, page 467, RODC; thence with sasid right of way, N 09 deg. 59 min. 17 sec. West 5.16 feet to an iron rod, the true point of beginning; thence running 5 feet north of the line between Shipman and the Bible Broadcasting Network tract as described in Deed Book 8327, page 146, RODC, S 65 deg. 43 min. 11 sec. West 831.36 feet to a point 5 feet north of Shipman; thence S 79 deg. 23 min. 40 sec. West 99.69 feet to a point; thence S 65 deg. 39 min. 22 sec. West 744.53 feet to a point; thence S 67 deg. 13 min. 38 sec. West 173.36 feet to a point; thence with a curve to the right having a delta angle of 106 deg. 22 min. 18 sec., a radius of 184.00 feet, an arc length of 341.60 feet, a chord bearing of N 59 deg. 35 min. 13 sec. West and a chord length of 294.61 feet to a point; thence N 06 deg. 23 min. 04 sec. West 182.67 feet to a point; thence with a curve to the left having a delta angle of 117 deg. 25 min. 46 sec., a radius of 61.72 feet, an arc length of 126.49 feet, a chord bearing N 65 deg. 06 min. 57 sec. West and a chord length of 105.49 feet to a point; thence S 56 deg. 10 min. 10 sec. West 46.49 feet to a point in a fence line; thence, with said fence, N 75 deg. 53 min. 45 sec. West 26.94 feet to a point; thence leaving said fence, N 56 deg. 10 min. 10 sec. East, 65.53 feet to a point; thence with a curve to the right having a delta angle of 117 deg. 25 min. 46 sec., a radius of 81.72 feet, an arc length of 167.48 feet, a chord bearing of S 65 deg. 06 min. 57 sec. East and a chord length of 139.67 feet to a point; thence S 06 deg. 24 min. 04 sec. East 182.67 feet to a point; thence with a curve to the left having a delta angle of 106 deg. 22 min. 18 sec., a radius of 164.00 feet, a arc length of 304.47 feet, a chord bearing of S 59 deg. 35 min. 13 sec. East and a chord length of 262.59 feet to a point; thence N 67 deg. 13 min. 38 sec. East 173.08 feet to a point; thence N 65 deg. 39 min. 22 sec. East 746.67 feet to a point; thence N 79 deg. 23 min. 50 sec. East 99.70 feet to a point; thence N 65 deg. 43 min. 11 sec. East 834.06 feet to the point of beginning and containing 1.175 acres.

The above described property is subject to an unrecorded agreement dated November, 1948, granting an easement for road purposes to Davidson County, Tennessee, as follows:

Beginning in the center of Neeley's Bend Road and in the southeast corner of the O.H. Williams' property of record in Deed Book 2293, page 251; thence running along center line of Neeley's Bend Road, S 07 deg. 46 min. 59 sec. East 239.94 feet to a point in the northwest corner of William E. Shipman property of record in Deed Book 5056, pagge 467, RODC, Tennesee; thence along Shipman's northwest line, S 67 deg. 55 min. 05 sec. West 30.96 feet to an ixisting iron pin; thence, leaving Shipman's line and running parallel to the center of Neeley's Bend Road, N 07 deg. 46 min. 59 sec. West 240.01 feet to an existing iron pin in the southeast line of Williams' property; thence along Williams' line, N 65 deg. 02 min. 29 sec. East 30.04 feet to the point of beginning.