Karen Johnson Davidson County
Batch# 622668 DEEDWARR
04/26/2021 03:03:30 PM 4 pgs
Fees: $23.00 Taxes: $6,937.50
20210426-0055445

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-11283-DD

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1825

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of April, 2021

Notary Public

Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address of New Owner	Send Tax Bills To:	Map & Parcel
Patrick Westall Finley and Claire Marie Finley 8170 Charlotte Pike Nashville, TN 37221	Bank of America, N.A. 2595 W. Chandler Blvd. Bldg. C Chandler, AZ 85224	127-00-0-315.00

WARRANTY DEED

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,

Kenneth Harris, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick W. Finley and Claire Marie Finley, husband and wife,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northerly margin of Charlotte Pike (US. Highway70 North), said iron pin being the Southwest corner of property conveyed to Barnie B. Boone by deed of record in Book 4393, Page 172, in the Register's Office of Davidson County, Tennessee; thence along the margin of Charlotte Pike, South 57 degrees 36 minutes West 296.65 feet to a point; thence along a division line, North 13 degrees 07 minutes West 212.40 feet to a point; thence North 49 degrees 37 minutes West 104.03 feet to a point; thence North 24 degrees 00 minutes West 995.32 feet to a point; thence North 00 degrees 22 minutes West 1344.61 feet to a point; thence South 87 degrees 15 minutes West 226.82 feet to a point in the line of Deerwood Estates, of record in Book 5200, Page 220, in the Register's Office for said County; thence along the line of Deerwood Estates, North 05 degrees 28 minutes East 390.94 feet to a point; thence North 05 degrees 06 minutes East 473.56 feet to a point; thence North 12 degrees 20 minutes East 112.82 feet to a point in the line of property now or formerly belonging to Byrd; thence along the line of Byrd, South 82 degrees 39 minutes East 118.04 feet to a point; thence South 82 degrees 39 minutes East 101.04 feet to a point; thence South 84 degrees 31 minutes East 252.63 feet to a point; thence North 82 degrees 38 minutes East 308.30 feet to a point; thence South 83 degrees 44 minutes East 431.50 feet to a 30 inch oak; thence South 16 degrees 44 minutes West 245.50 feet to a point; thence South 19 degrees 28 minutes West 218.17 feet to a point; thence South 45 degrees 32 minutes West 374.0 feet to a point; thence South 64 degrees 23 minutes West 357.72 feet to a point; thence along a division line, South 14 degrees 35 minutes East 1,818.85 feet to a point, the northeast corner of property conveyed to Boone by deed of record in Book 4393, Page 172, in said Register's Office; thence along the line of Boone, South 57 degrees 11 minutes West 320.00 feet to an iron pin, the Northwest corner of Boone; thence continuing with Boone, South 28 degrees 05 minutes East 541.84 feet to the point of beginning.

Included in the above description, but excluded from this conveyance is the following property:

A 10.14 acre parcel of land located on the North side of Charlotte Pike approximately 2000 feet West of the intersection of the centerline of Charlotte Pike (Highway 70) and the centerline of Quail Creek Road in the Ninth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the Southeast corner of the property herein described, said corner being a existing steel pin found in the base of a 14 inch diameter pine tree found 40 feet North of the centerline of Charlotte Pike and bearing North 51 degrees 46 minutes 55 seconds East 356.83 feet from the intersection of the centerline of Highway 70 and a concrete box culvert under said highway; said point of beginning being the Southeast corner of the parent tract of land and the Southwest corner of the Diep N. Le property as described in instrument number 20080813-0083238; thence South 58 degrees 11 minutes 12 seconds West a distance of 102.32 feet along the North right of way of Charlotte Pike to a 1/2 inch diameter x 24 inch long steel pin with cap #2838 set; thence North 27 degrees 25 minutes 08 seconds West a distance of 541.92 feet along the West line of the property herein described to a 1/2 inch diameter x 24 inch long steel pin with cap #2838 set; thence North 14 degrees 54 minutes 43 seconds West a distance of 1007.26 feet along the west line of the property herein described to a 1/2 inch diameter x 24 inch long steel pin with cap #2838 set, said pin being the Northwest corner of the property herein described; thence North 76 degrees 04 minutes 53 seconds East a distance of 419.09 feet along the North line of the property herein described to a 1/2 inch diameter x 24 inch long steel pin with cap #2838 set in the west line of the John Harris property as described in Instrument Number 20090612-0054731, in the Register's Office of Davidson County, Tennessee; thence South 13 degrees 52 minutes 26 seconds East a distance of 875.51 feet along the west line of Harris and passing a 1/2 inch diameter x 24 inch long steel pin with cap #2838 found at 43.73 feet to a 5/8 inch diameter steel pin with cap marked "Byrd" found at the Northeast corner of the Diep N. Le property as described in Instrument Number 20080813-0083238; thence South 57 degrees 48 minutes 47 seconds West a distance of 320.00 feet along the north line of Diep N. Le to a 1/2 inch diameter x 24 inch long steel pin with cap #2838 set; thence South 27 degrees 27 minutes 13 seconds East a distance of 541.84 feet along the west line of Diep N. Le to the point of beginning, and containing 10.14 acres, by survey of Jason W. Looper, TN RLS #2838, dated December 12, 2019.

Together with an easement for installation and maintenance of septic field lines as conveyed in Instrument Number 20200107-0002062, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Barnnie B. Boone by Quitclaim deed from Mary Edith Boone Smith and Sue Corlew Boone, of record in Book 8017, Page 196, Register's Office for Davidson County, Tennessee, dated December 28, 1989 and recorded on January 03, 1990. (Value or consideration shown in aforementioned deed $0.00.). Said property having been devised to Barnnie B. Boone by will of Mary W. Boone of record in probate file no. 62071, Probate Court for Davidson County, Tennessee. Barnnie B. Boone having since died and said property passing to his wife, Libby Finch Boone.

Being a portion of the same property conveyed to Barnnie Edward Boone, Executor of the Estate of Libby Finch Boone by Quitclaim Deed from Libby Finch Boone of record in Instrument No. 20190917-0093898 Register's Office for Davidson County, Tennessee, dated September 09, 2019 and recorded on September 17, 2019.

Being the same property conveyed to Kenneth Harris, a single man by Warranty Deed from Barnnie Edward Boone of record in Instrument No. 20200107-0002062 Register's Office for Davidson County, Tennessee, dated December 31, 2019 and recorded on June 07, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8170 Charlotte Pike, Nashville, TN 37221

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 so covenant with the 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 land 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.

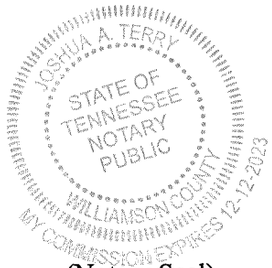
Dated this the 19th day of April, 2021.

Kenneth Harris

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 19th day of April, 2021.



(Notary Seal)

Notary Public
My Commission Expires: _____

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

