WARRANTY DEED

Karen Johnson Davidson County
Batch# 624585 DEEDWARR
04/28/2021 12:58:30 PM 6 pgs
Fees: $33.00 Taxes: $3,947.53
20210428-0056795

File No. BC-21-564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,066,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2021

Notary Public

MY COMMISSION EXPIRES: 4/3/22

(AFFIX SEAL)

TIFFANY WHITLEY NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Wiens and Brian Mathy	New Owner	
(NAME) 8651 McCrory Lane	(NAME) 300 B Tillman Lane	155-000-025.00; P/O 155-000-026.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Nathan Somerville and Angela Somerville, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Wiens and Brian Mathy, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a preliminary plan subdivision of the Robert E. Harwell property by Parrish Ragan, Inc., No. 69726 dated March 25, 1970, as follows: Beginning at the point of intersection of the northwesterly margin of Lewis Road and the westerly margin of McCrory Lane; thence with said margin of Lewis Road Southwestwardly 290 feet, more or less, to a point; thence with said margin and a right angle of southeastwardly 15 feet, more or less to a point; thence continuing with said margin southwestwardly 1045 feet, more or less, to a point, said point being the point of intersection of an existing fence line extended southeastwardly and the said margin of Lewis Road; thence north 67° west 1240 feet, more or less, to a stake in a fence; thence northwardly 90 feet, more or less, to the southwest corner of the Gene Southwood property; thence eastwardly with the southerly boundary of the said Southwood property 1360 feet, more or less, to a stake, the southeast corner of the said Southwood property; thence north 4° east 1485 feet, more or less, to a point in Poplar Creek Road; thence south 87° east 550 feet, more or less, to a point in the westerly margin of McCrory Lane, thence with said right of way southwardly and a curve to the right 160 feet, more or less, to a point; thence with said margin and a right angle northeastwardly 15 feet, more or less, to a point; thence continuing with said right of way southwardly and a curve to the right 355 feet, more or less, to a point; thence with said margin and a right angle southeastwardly 15 feet, more or less, to a point; thence with said margin southwardly and with a curve to the left 490 feet to the point of beginning, containing 31.4 acres, more or less.

EXCLUSION NO. ONE:

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the tract or parcel of land conveyed to Margie R. Rice by Warranty Deed from Albert L. Schrader and wife, Lois H. Schrader, dated October 13, 1972, of record in Book 4646, page 843, Register's Office for Davidson County, Tennessee, described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey dated January 11, 1972, be Leon Stanford Company as follows:

Beginning at a point, an iron pin on the westerly margin of McCrory Lane 360 feet, more or less, northwardly from the point of intersection of the northwesterly margin of Lewis Road and the westerly margin of McCrory Lane, thence north 86° 25' west 713 feet, more or less, to an iron pin; thence north 4° east 645 feet, more or less, to a point, an iron pin in Poplar Creek Road; thence South 87° east 550 feet, more or less, to an iron pin in the westerly margin of McCrory Lane, thence with said right of way southwardly and a curve to the right 160 feet, more or less, to a point; thence with said margin and a right angle southeastwardly 15 feet, more or less, to a point; thence continuing with said right of way southwardly and a curve to the right 355 feet, more or less, to a point; thence with said margin and a right angle sotheastwardly 15 feet, more or less, to a point; thence with said margin southwardly 130 feet, more or less, to the point of beginning, containing 10.5 acres, more or less.

EXCLUSION NO. TWO:

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the tract or parcel of land conveyed to William R. Pettersen and wife, Ruth S. Pettersen, by Warranty Deed from Albert L. Schrader and wife, Lois H. Schrader, dated October 13, 1972, of record in Book 4646, page 847, Register's Office for Davidson County, Tennessee, described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to survey dated January 11, 1972, by Leon Stanford Company as follows:

Beginning at an iron pin in the northwesterly margin of Lewis Road located 760 feet more or less Southwestwardly from the point of intersection of the Northwesterly margin of Lewis Road and the Westerly margin of McCrory Lane; thence with said margin of Lewis Road Southwestwardly 575 feet, more or less, to an iron pin, said pin being a the point of intersection of an existing fence line extended Southeastwardly and the said margin of Lewis Road; thence North 67° West 1240 feet, more or less, to an iron pin in a fence; thence northwardly 90 feet, more or less, to the Southwest corner of the Gene Southwood property; thence Eastwardly with the Southerly boundary of the said Southwood property 1260 feet, more or less, to an iron pin, located West 100 feet, more or less from the Southeast corner of the said Southwood property; thence South 64° 35' East 333.9 feet, more or less, to an iron pin at the point of beginning, containing 10.5 acres, more or less.

EXCLUSION NO. THREE:

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is the tract or parcel of land conveyed to Laura Lynn Weber White, Trustee for The Laura Lynn Weber White Revocable Trust and any amendments thereto u/a/d December 15, 2005, by Warranty Deed from Holly Settle and Bailey Settle, wife and husband, of record in Instrument No.

20180831-0086770, in the Register's Office of Davidson County, Tennessee, dated August 30, 2018 and recorded on August 31, 2018.

Beginning at an Iron Pin Found (IPF) on the westerly right of way of Lewis Road (25' from centerline), said pin being the northeasterly corner of Laura White, as recorded in Instrument Number, 20171204-0123539, Register's Office of Davidson County, Tennessee (R.O.D.C.); thence, with the northerly line of said White, North 69°05'00" West, a distance of 94.18 feet to an Iron Pin Set (IPS), stamped "Arrowhead PLS$ 1859" (typical); thence with a new line severing the property of Holly and Bailey Settle, as recorded in Instrument Number 20170905-0090601, R.O.D.C., the following calls: North 88°08'28" East, a distance of 22.79 feet to an IPS; South 84°40'16" East, a distance of 51.47 feet to an IPS; South 76°08'39" East, a distance of 33.36 feet to an IPS on the westerly right of way of Lewis Road; thence, with said right of way, South 40°30'03" West, a distance of 28.40 feet to the Point of Beginning. Containing 0.04 Acres, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN PLS# 1859, on this 28th Day of August, 2018.

EXCLUSION NO. FOUR:

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXLUCDED FROM THIS CONVEYANCE is a tract or parcel of land conveyed to Laura Lynn Weber White, Trustee for The Laura Lynn Weber White Revocable Trust and any amendments thereto u/a/d December 15, 2005, by Quitclaim Deed from Nathan Somerville and Angela Somerville, husband and wife, of record in Instrument No. 20200904-0101430, in the Register's Office of Davidson County, Tennessee, dated September 1, 2020 and recorded on September 4, 2020.

Commencing at an Iron Pin Found at the northeasterly corner of Laura White, (Parcel 164), as recorded in Instrument Number (I#)20171204-0123539, Register's Office of Davidson County (R.O.D.C.), said pin being on the westerly right of way of Lewis Road; thence, along said right of way, North 40°30'03" East, a distance of 28.40 feet to an Iron Pin Set (IPS) at the Point of Beginning of the herein described Tract; thence, with a line through the property of Nathan and Angela Sommerville, as recorded in I# 20181009-0099999, R.O.D.C., the following calls: North 76°08'39" West, a distance of 33.36 feet to an IPS; North 84°40'16" West, a distance of 51.47 feet to an IPS; North 84°26'17" East, a distance of 103.61 feet to an IPS on the westerly right of way of Lewis Road; thence, with said right of way, South 40°30'03" West, a distance of 30.00 feet to the Point of Beginning. Containing 0.02 Acres, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN PLS# 1859, on this 10th Day of June, 2020.

EXCLUSION NO. FIVE:

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXLUCDED FROM THIS CONVEYANCE is a tract or parcel of land conveyed to Laura Lynn Weber White, Trustee for The Laura Lynn Weber White Revocable Trust and any amendments thereto u/a/d December 15, 2005, by Quitclaim Deed from Nathan Somerville and Angela Somerville, husband and wife, of record in Instrument No. 20200904-0101430, in the Register's Office of Davidson County, Tennessee, dated September 1, 2020 and recorded on September 4, 2020.

Commencing at an Iron Pin Found at the northeasterly corner of Laura White, (Parcel 164), as recorded in Instrument Number (I#)20171204-0123539, Register's Office of Davidson County (R.O.D.C.), said pin being on the westerly right of way of Lewis Road; thence, along the southerly line of Nathan and Angela Sommerville, as recorded in I# 20181009-0099999, R.O.D.C., North 69°05'00" West, a distance of 248.44 feet to an Iron Pin Set (IPS) at the Point of Beginning of the herein described Tract; thence, continuing with the common line of White and Somerville, North 69°05'00" West, a distance of 73.03 feet to an IPF in the southerly line of Laura White, (Parcel 26), as recorded in I# 20171204—0123539, R.O.D.C.; thence with the southerly line of Parcel 26, North 83°26'26" East, a

distance of 77.70 feet to an IPS; thence, with a line through the said Sommerville property, South 14°23'55" West, a distance of 36.08 feet to the Point of Beginning. Containing 0.03 Acres, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN PLS#1859, on this 10th Day of June, 2020.

Being the same property conveyed to Nathan Somerville and Angela Somerville, husband and wife, by Deed from Holly Settle and Bailey Settle, wife and husband, dated October 5, 2018, recorded October 9, 2018, and appearing of record in Instrument No. 20181009-0099999, Register's Office for Davidson County, Tennessee.

TRACT II:

Commencing at an Iron Pin Found at the southeasterly corner of Laura White, (Parcel 26), as recorded in Instrument Number (I#)20171204-0123539, Register's Office of Davidson County (R.O.D.C.), thence, with a common line of Nathan and Angela Sommerville, as recorded in I# 20181009-0099999, R.O.D.C., South 83°26'26" West, a distance of 21.86 feet to an Iron Pin Set (IPS); thence, with a line through the property of said White, North 14°23'55" East, a distance of 205.98 feet to an IPS in the westerly line of said Sommerville; thence, with the westerly line of Sommerville, South 08°31'02" West, a distance of 199.21 feet to the Point of Beginning. Containing 0.05 Acres, more or less, as surveyed by Arrowhead Survey, J. Mark Cantrell, TN PLS# 1859, on this 10th Day of June, 2020.

Being the same property conveyed to Nathan Somerville and Angela Somerville, husband and wife, by Quitclaim Deed from Laura Lynn Weber White, Trustee for The Laura Lynn Weber White Revocable Trust and any amendments thereto u/a/d December 15, 2005, dated September 4, 2020, recorded September 4, 2020, and appearing of record in Instrument No. 20200904-0101431, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 8651 McCrory Lane, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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.

Witness my/our hand this 23rd day of April, 2021.

Nathan Somerville

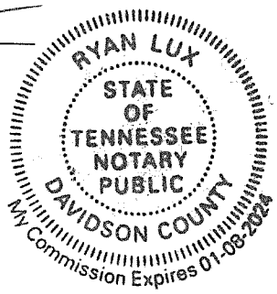
Angela Somerville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2021, before me personally appeared Nathan Somerville and Angela Somerville, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of April, 2021.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024