THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210333791**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 10th day of May, 2021. Notary Public My Commission Ex

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 634623 DEEDWARR
05/12/2021 11:39:58 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00

20210512-0063977

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Catherine Jill Moses 8565 Poplar Creek Road Nashville TN 37221	New Owner	Tax Parcel ID No. 154-00-0-101.00

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, **Jo Ann Riner, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine Jill Moses, a single person**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a parcel of land in the Thirty-fifth Councilmanic District of Davidson County, Tennessee, said parcel being on the south side of Poplar Creek Road located east of Griffith Road and west of McCrory Lane, and being shown as parcel 101.00 on Davidson County Tax Map 154-00, belonging to Riner, and being part of the property evidenced in Deed Book 4404 page 674 in the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

BEGINNING at an iron pin located on the south margin of Poplar Creek Road, said iron pin being located approximately 1860 feet east of the centerline of Griffith Road, and said iron pin being located at Tennessee State Plane coordinates, North 626,930.69 East 1,673,298.38, and said iron pin being the northeast corner of the property herein described, and said iron pin being the Northwest corner of Parcel 110.00 as shown on Davidson County Tax Map 154-00, thence;

1) Leaving said margin, and with the east line of the property herein described and with the west line of said parcel 110.00 South 02 degrees 02 minutes 11 seconds West, a distance of 1083.03 feet, to stone pile, said stone pile being the southeast corner of the property herein described and said stone pile being the southwest property corner of Parcel 110.00, said corner being along the North property line of parcel 135.00 as shown on Davidson County Tax Map 154-00, belonging to Richardson as evidenced in Deed Book 8736, Page 282 and in Deed Book 9830, Page 300, thence;

2) With the south line of the property herein described and with the north line of parcel 135.00 North 68 degrees 11 minutes 43 seconds West, a distance of 207.74 feet, to an iron pin, thence;

3) Continuing with said line North 39 degrees 44 minutes 09 seconds West, a distance of 296.85 feet, to an iron pin, thence;

4) Continuing with said line North 40 degrees 07 minutes 54 seconds West, a distance of 47.53 feet, to an iron pin, thence;

5) Continuing with said line North 39 degrees 17 minutes 52 seconds West, a distance of 49.08 feet, to an iron pin, said iron pin being the southwest corner of the property herein described, said iron pin being the southernmost point of parcel 102.00 as shown on Davidson County Tax Map 154-00 belonging to Nasser as evidenced in instrument 20051102-0132634, thence;

6) Leaving the north line of parcel 135.00 and with the west line of the property herein described and with the east line of parcel 102.00 North 27 degrees 48 minutes 36 seconds East, a distance of 235.57 feet, to an iron pin, thence;

7) Continuing with said line North 28 degrees 45 minutes 20 seconds West, a distance of 243.43 feet, to an iron pin, thence;

8) Continuing with said line North 24 degrees 12 minutes 11 seconds East, a distance of 429.11 feet, to an iron pin, said iron pin being the northwest corner of the property herein described and said iron pin being the northeast corner of parcel 102.00 and said iron pin being on the south margin of Poplar Creek Road, thence;

9) With the south margin of Poplar Creek Road and with a curve to the left, said curve having a chord bearing of South 65 degrees 49 minutes 45 seconds East, and having a chord distance of 181.37 feet and having a radius of 1845.49 feet, and said curve having a delta angle of 05 degrees 38 minutes and 00 seconds, a distance of 181.45 feet to an iron pin at the beginning of a curve to the left, thence;

10) Continuing with the south margin of Poplar Creek Road and with a curve to the left, said curve having a chord bearing of South 76 degrees 16 minutes 30 seconds East, and having a chord distance of 153.02 feet and having a radius of 576.28 feet, and said curve having a delta angle of 15 degrees 15 minutes and 30 seconds, a distance of 153.47 feet to an iron pin, the BEGINNING, containing 9.5409 acres, or 415,602 square feet, more or less, according to a survey by Jesse E. Walker, RLS, dated May 04, 2021.

Being part of the same property conveyed to J.T. Stibor, by Warranty Deed from J. George Garrett and wife, Thelma Gregory Garrett, of record in Book 4404, Page 674, in the Register's Office of Davidson County, Tennessee, dated March 18, 1970 and recorded on March 18, 1970. The Last Will and Testament of Nona Mai Stibor filed in the Probate Court of Davidson County, Tennessee bequeaths real property located on Poplar Creek Road to Jo Ann Stibor Riner.

Being part of the same property conveyed to Jerry Wayne Riner and wife, Jo Ann Riner, by Installment Deed from J.T. Stibor and wife, Nona Mae Stibor, of record in Book 5639, Page 268, in the Register's Office of Davidson County, Tennessee, dated August 11, 1980 and recorded on August 19, 1980.

Jerry Wayne Riner having died on November 3rd, 2020. His interest in the subject property having passed to Jo Ann Riner as the surviving tenant by the entirety.

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.

Easement for Ingress/Egress, recorded in Book 5579, Page 964, in the Register's Office of Davidson County, Tennessee.

Easement for Ingress/Egress, recorded in Book 5656, Page 390, in the Register's Office of Davidson County, Tennessee.

Property Modification of record in Instrument No. 20081203-0117422, in the Register's Office of Davidson County, Tennessee.

Out Sales of record in Book 4859, Page 481, and Book 5656, Page 390, in the Register's Office of Davidson County, Tennessee and an unrecorded deed to Richard G. Baldwin and wife, Elois A. Baldwin.

Riparian and/or littoral rights are not insured.

Easement for the flow of the waters of the Poplar Creek, and the rights of the public therein. Rights of upper and lower riparian owners to the flow of the waters of the Poplar Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Poplar Creek.

No coverage is provided as to the amount of acreage or square footage of the land.

All matters shown on survey by Jesse Walker dated May 4th, 2021. Drawing number 21165001.

This is improved property located at 8565 Poplar Creek Road Nashville TN 37221

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 10th day of May, 2021.

Jo Ann Riner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jo Ann Riner, 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 10th day of May, 2021.

Notary Public
My Commission Expires: _____

