Karen Johnson Davidson County
Batch# 650195 DEEDWARR
06/07/2021 07:56:30 AM 5 pgs
Fees: $28.00 Taxes: $1,424.50
20210607-0075566

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $385,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th day of February, 2021.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
South Harpeth Farms, LLC	SAME AS NEW OWNER	16800004800
(NAME)	(NAME)	
3810 Bedford Ave. #300		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Diane Taylor, Judith Sands, Betty Sue Page, Stephanie McGill Cannon, Ashley McGill Haywood and John C. Tune, II,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **South Harpeth Farms, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, beginning at an old concrete marker (SPC N:619,057.63 E:1,673,223.72) in the northern right of way of Highway 100 common corner with South Harpeth Farms, LLC recorded in Deed Book 9762, Page 377 in the Davidson County Register of Deeds, Tennessee (R.O.D.C.T.) thence with said line the following two (2) calls and distances: 1. North 04 Degrees 10 Minutes 11 Seconds West, for 445.97 feet to an old concrete marker; 2. North 84 Degrees 14 minutes 15 Seconds East, for 236.17 feet to an old concrete marker in the line of Nancy M. Craddock, Revocable Trust, recorded in Instrument Number 2010003185-00210, in the R.O.D.C.T.; Thence with said line the following two (2) calls and distances: 1. South 23 Degrees 52 Minutes 27 Seconds West, for 198.00 feet to a new 1/2" diameter iron rebar with Regan-Smith plastic cap; 2. South 29 Degrees 08 Minutes 46 Seconds East, for 263.21 feet to a new 1/2" diameter iron rebar with Ragan-Smith plastic cap in the northern right of way of Highway 100; Thence with said line the following two (2) calls and distances;1. Following a curve to the right of radius of 2723.20 feet, Arc distance of 90.08, Tangent 45.04 feet and chord bearing South 76 Degrees 26 Minutes 57 Seconds West, for 90.07 feet to new 1/2" diameter iron rebar with Ragan-Smith plastic cap; 2. Thence South 77 Degrees 23 Minutes 48 Seconds West, for 167.07 feet to the point of beginning; Said parcel containing 84,848.00 square feet more or less or 1.95 Acres more or less per General Property Survey dated January 14, 2021 by Kenneth D. Church, Ragan-Smith Associates, 315 Woodland Street, Nashville, TN 37206, TN RLS #1004, RSA Project No. 17164-1031.

Being the same property conveyed to James William Peach and wife, Ailie Irene Peach, as to a life estate and to Mark Peach as to the remainder interest by deed from John Edward Tune, Trustee of record in Book 9569, Page 321, said Register's Office.. James William Peach having since died on or about June 8, 1998. Ailie Irene Peach having since died on or about February 11, 2019. This leaving property in the name of Mark Peach. The said Mark Peach having since died intestate on or about August 23, 2020, devising property to his only heirs at law: Diane Taylor, Judith A. Sands, Betty Sue Page, Stephanie Cannon, Ashley Haywood and John C. Tune, II. See Affidavits of Heirship of record in Instrument No. 202106070075553 Instrument No. 202106070075554 Instrument No. 202106070075555 Instrument No. 202106070075556 Instrument No. —202106070075557strument No. —202106070075558d Instrument No. —202106070075559] Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 8876 Highway 100, Nashville, TN 37221.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 9th day of February, 2021.

Diane Taylor

Judith Sands

Betty Sue Page by Diane Taylor her attorney-in-fact
her attorney-in-fact

Betty Sue Page by Judith Sands her attorney-in-fact
her attorney-in-fact

Stephanie McGill Cannon by Diane Taylor her attorney-in-fact
her attorney-in-fact

Stephanie McGill Cannon by Judith Sands her attorney-in-fact
her attorney-in-fact

Ashley McGill Haywood by Diane Taylor her attorney-in-fact
her attorney-in-fact

Ashley McGill Haywood by Judith Sands her attorney-in-fact
her attorney-in-fact

John C. Tune, II by Diane Taylor his attorney-in-fact
his attorney-in-fact

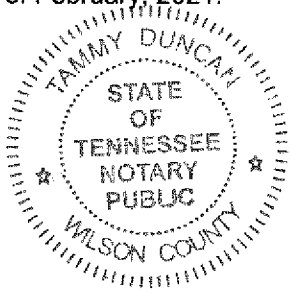
John C. Tune, II by Judith Sands his attorney-in-fact
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane Taylor and Judith Sands, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of February, 2021.

Notary Public
My Commission Expires: 4/22/23

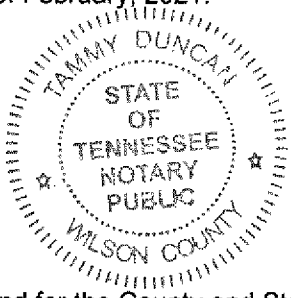


STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Diane Taylor and Judith Sands, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Betty Sue Page and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. _202106070075549_____ Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 9th day of February, 2021.

Notary Public
My commission expires: 4/22/23

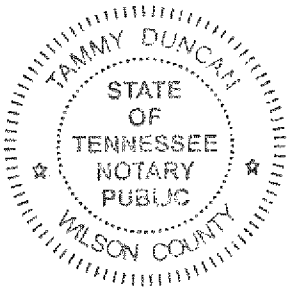


STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Diane Taylor and Judith Sands, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Stephanie McGill Cannon and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. ___202106070075550_____ Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 9th day of February, 2021.

Notary Public
My commission expires: 4/22/23

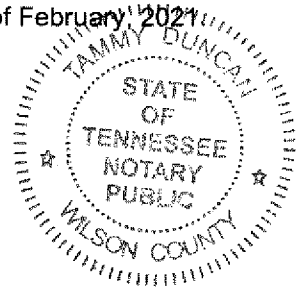


STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Diane Taylor and Judith Sands, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Ashley McGill Haywoodand is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. ___202106070075551_____ Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 9th day of February, 2021.

Notary Public
My commission expires: 4/20/23

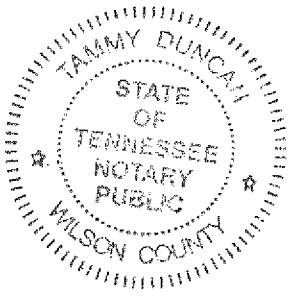


STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Diane Taylor and Judith Sands, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of John C. Tune, II and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. _202106070075552_____ Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 9th day of February, 2021.

Notary Public
My commission expires: 4/20/23



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY