Karen Johnson Davidson County
Batch# 656977 DEEDWARR
06/15/2021 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20210615-0080608

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10TH DAY OF JUNE, 2021.

Carmen Coats
NOTARY PUBLIC

My Commission expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21040058

Address of New Owner
Blue Sky Believers, LLC
P.O. Box 128011
Nashville, TN 38212

Send Tax Bills To:
Same

Tax Information:
039-00-0-016.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Jason Walker, married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Blue Sky Believers, LLC,** hereinafter called the **Grantee(s)**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a Tract of land situated in the 1st Council District of Davidson County, Tennessee, said Tract being 2.4 miles, more or less, southwest of Joelton and being generally located north of Stenberg Road, south of, and adjacent to Tennessee Highway 112 (Clarksville Pike), and east of, and adjacent to Old Hickory Boulevard, said Tract being more particularly described as follows:

Beginning at a pk nail (new) at the intersection of the southern right-of-way of Tennessee Highway 112 (Clarksville Pike) and the eastern right-of-way of Old Hickory Boulevard, said iron pin being South 16 degrees 23 minutes 24 seconds East 79.0 feet from the centerline intersection of Tennessee Highway 112 (Clarksville Pike) and Old Hickory Boulevard; thence with the southern right-of-way of Tennessee Highway 112 (Clarksville Pike), South 46 degrees 48 minutes 17 seconds East 177.74 feet to an iron pin (new), said iron pin being the northwestern corner of the Shayne A. Harris property, as recorded in Instrument No. 20060425-0046909, R.O.D.C.T.; thence leaving the southern right-of-way of Tennessee Highway 112 (Clarksville Pike), and with the western lines of the said Harris property for the next 3 courses as follows: South 43 degrees 29 minutes 05 seconds West 114.91 feet to an iron pin (new); thence South 47 degrees 18 minutes 55 seconds East 55.00 feet to an iron pin (new); thence South 01 degree 48 minutes 05 seconds West 114.80 feet to an existing iron stake, said iron stake being in the northern line of the Yadira Sandoval, ET VIR property, as recorded in Instrument No. 20160114-0003934, R.O.D.C.T.; thence with the northern line of the said Sandoval property, and generally following an existing fence, North 85 degrees 23 minutes 47 seconds West, passing an existing 2" iron pipe at 125.16 feet, in all 129.16 feet to an iron pin (new), said iron pin being in the eastern right-of-way of Old Hickory Boulevard; thence with the eastern right-of-way of Old Hickory Boulevard, on a curve to the left, said curve having a radius of 1637.61 feet, an arc length of 133.23, a chord bearing of North 08 degrees 15 minutes 19 seconds East, and a chord distance of 133.19 feet to a point; thence continuing with the eastern right-of-way of Old Hickory Boulevard, North 05 degrees 55 minutes 29 seconds East 216.04 feet to the point of beginning. Said Tract contains 0.792 acres (34,489.0 sq. ft.) more or less. Property description is based on a physical survey by Billy Ray Suiter, PLS 1837, on November 14, 2019. All iron pins set are 1/2" x 18" rebar with plastic cap stamped "SUITER 1837".

Being the same property conveyed to Jason Walker by Special Warranty Deed from Lewis Investment Company, Inc., dated 10/19/2017 and recorded on 10/23/2017 in Instrument No. 20171023-0108231, Register's Office for Davidson County, Tennessee.

**The above property is unimproved and was never used as marital residence of Grantor.

This is property generally located:
5499 Clarksville Pike, Whites Creek, TN 37189

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Water Line Easement of record Book 3917, Page 304, said Register's Office.
3. Sanitary Sewer Easement of record in Book 7492, Page 605, said Register's Office.
4. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease of record in Book 7605, Page 923, said Register's Office.
5. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the Memorandum of lease of record in Instrument No. 20040826-0103379, said Register's Office.
6. Subject to all matters shown on the Boundary Survey by Billy Ray Suiter, TN RLS No. 1837, P.O. Box 30271, Clarksville, TN 37040, dated November 14, 2019.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) its successors and/or assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), its successors and/or 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.

IN WITNESS WHEREOF, **Jason Walker** has/have caused this instrument to be executed, this the 9th day of June, 2021.

Jason Walker

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jason Walker,** 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.

This the 9th day of June, 2021.

My commission Expires: 2-5-2025

NOTARY PUBLIC

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022