THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210534934

Karen Johnson Davidson County
Batch# 664568 **DEEDWARR**
06/24/2021 12:14:01 PM 2 pgs
Fees: $13.00 Taxes: $4,754.50

20210624-0085852

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,285,000.00.

Janel Johnson
Affiant

Subscribed and sworn to before me, this 11th day of June, 2021.

DEBBIE A. SERRIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Debbie A. Serrin
Notary Public
My Commission Expires: 12-14-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Russell Kirk and Ann-Marie Sutherland 6236 Hillsboro Pike Nashville TN 37215	New Owner	Tax Parcel ID No. 158 02 0 014.00

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, **N. Lane W. Beatty and Blanding Beatty, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Russell Kirk and Ann-Marie Sutherland, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I:

Land in the 7th Civil District of Davidson County, Tennessee, being a part of the Robert L. Goodpasture eleven acre tract, described according to a survey made by Cantrell, Connell & Morrison, Engineers, July 1956, as follows:

Beginning at a point in the South line of Hillsboro Park Subdivision 500 feet East of a locust post set in the East margin of Hillsboro Park, said point being the Northwest corner of this tract in the North line of a 30-foot roadway serving this and other tracts; thence with the South line of said Hillsboro Park Subdivision, South 86 degrees East 127.7 feet to the Northwest corner of a tract conveyed to Charles M. Everhart and Wife, by deed of record in Book 2924, Page 59; thence along Everhart's West line, South 0 degrees 21 minutes East 387.1 feet to the North line of the Kelly Lands; thence with the said line, North 86 degrees West 328.7 feet to a point, which is 500 feet East from the Easterly margin of Hillsboro Pike; thence Northeasterly 422 feet to the point of beginning, containing 2.02 acres more or less, subject however to any right of adjoining property owners in and to the North 30 feet of the land in question, which said North 30 feet together
with other property was declared to be a roadway as set forth in deed of record in Book 2924, Page 59, said Register's Office; said declaration being superseded and replaced by that Easement Agreement of record in Book 8412, Page 947, said Register's Office.

TRACT II:

Land in the Seventh Civil District of Davidson County, Tennessee, lying on the East side of Hillsboro Pike, being part of the Robert L. Goodpasture eleven acre tract described according to a survey made by Cantrell, Connell & Morrison, Engineers, in July, 1956, the tract herein conveyed being more particularly described as follows:

Beginning at a point in the Easterly margin of Hillsboro Pike at the Northwest corner of the original eleven acre tract, thence with the Easterly margin of said Hillsboro Pike, South 28 degrees West 30 feet, more or less, to a point, said point being the Northwest corner of the property conveyed to Robert G. Anderson, by deed of record in Book 4709, Page 276, Register's Office for said County; thence along Anderson's Northerly line, South 86 degrees East 500 feet, more or less, to a point in the Westerly line of the property conveyed to Edmund D. Milam and wife, by deed of record in Book 3435, Page 431, said Register's Office; thence along said Milam's Westerly line Northeasterly 30 feet, more or less, to a point in the Northerly margin of the original

eleven acre Goodpasture tract, said point being the Northwest corner of the Milam tract; thence along said Northerly margin, North 86 degrees West 500 feet, more or less, to a point in the Easterly margin of Hillsboro Pike, the point of beginning.

Being the same property conveyed to N. Lane W. Beatty, by Quitclaim Deed from Blanding J. Beatty, of record in Instrument No. 20180702-0063672, in the Register's Office of Davidson County, Tennessee, dated June 28, 2018 and recorded on July 02, 2018. Blanding J. Beatty joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Easement for Ingress and Egress, recorded in Book 8412, Page 947.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7985, Page 455.

This is improved property located at 6236 Hillsboro Pike Nashville TN 37215

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 11th day of June, 2021.

N. Lane W. Beatty

Blanding Beatty

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, N. Lane W. Beatty, 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 11th day of June, 2021.

Notary Public
My Commission Expires: 10/29/23

JUNE HOUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires OCT. 29, 2023

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Blanding Beatty, 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 11th day of June, 2021.

Notary Public
My Commission Expires: 10/29/23

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