When recorded, return to:
Foundation Title
7112 Crossroads Boulevard, Suite 100
Brentwood, TN 37027
File Number: _____

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-12688-RL-s

Karen Johnson Davidson County
Batch# 682009 DEEDWARR
07/23/2021 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $518.00
20210723-0098957

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$140,000.00**.

Hillary Brn
Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2021.

Donna L Trent
Notary Public
My Commission Expires: 1/20/25

DONNA L. TRENT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John E. Curtis 2812 Union Hill Road ~~Nashville~~, TN 37080 Joelton LH	John E. Curtis 2812 Union Hill Road ~~Nashville~~, TN 37080 Joelton LH	015-00-0-088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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,

Irvin Templet, Trustee of TRLLC 401k FBO Irvin Templet #8007445, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

John E. Curtis, a single man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT ONE:
Being the 14th, formerly 24th Civil District of said County, being part of Tract No. 6 on the Map of Subdivision of the Weaver-Harris, et al Lands, as of record in Book 2, page 183, Chancery Court at Nashville, described according to a survey by C.J. Carney, Surveyor, Oct. 13, 1960, as follows:

Beginning at a point in Union Hill Road, 437 feet, more or less, west of the southeast corner of Tract No. 6 on said Plan, same being the southeast corner of land conveyed to George S. Brent and Charles A. Gentry, by deed of record in Book 3133, page 501, Register's Office for said County; thence north 7° east 420 feet to a point; thence south 88° 30' west 370 feet to a point; thence south 48° west 500 to a point; thence south 30° west 404 feet to a point; thence south 66° 30' east 363 feet to a point; thence north 22° east 394 feet, more or less, to a point, thence north 60° 15' east 178.2 feet to a point; thence north 88° 15' 99 feet to a point in Union Hill Road; thence south 75° 15' east 150 feet, more or less, to the point of beginning.

TRACT TWO

Being situated on the 14th, formerly 24th Civil District of said County, and being part of Tract No. 6 on the Map of the Subdivision of the Weaver-Harris et al lands, as of record in Plan Book 2, page 183, Chancery Court at Nashville, described according to a survey made by C.J. Carney, dated June 20, 1963, as follows:

BEGINNING at a point in the center of Wilkinson Road, said point being the northwest corner of a tract of land conveyed to James H. King and wife, by deed of record in Book 3612, page 510, Register's Office for said County; thence south 67° 30' east 365 feet to a point; thence north 30° east 333 feet to a point; thence north 48° east 500 feet to a point; thence north 76° west 437 feet to a point; thence north 67° 30' west 100 to a point in the center of Wilkinson Road; thence with the center line of said Wilkinson Road, south 27° west 101.6 feet; south 28° west 57.4 feet; south 12° 30' west 189.7 feet; south 21° west 160.90 feet; south 30° west 131.2 feet and south 40° west 95 feet, more or less, to the point of beginning, containing 6.5 acres, more or less.

Included in the above description, but expressly excluded from this conveyance is the following tract of land:

BEGINNING at iron pin new situated in the Northwesterly right-of-way line of Union Hill Road. The said pin being the Southwest corner of the Charles E. Harvison property, as of record in Book 8184, page 16, Register's Office for Davidson County, Tennessee. The said pin also being the Southeast corner of the property described herein; thence, with the said right-of-way line, with a curve to the left, the said curve having a delta angle 82 deg. 40 min. 27 sec., a radius of 410.00 feet, a chord bearing of South 63 deg. 34 min. 37 sec. West, a chord distance of 541.60 feet, for a total arc length of 591.60 feet to an iron pin new; thence with a chord severance line, the following bearings and distances; thence, North 33 deg. 37 min. 27 sec. West, 473.22 feet to an iron pin new; thence, North 43 deg. 36 min. 04 sec. East, 240.65 feet to an iron pin new; thence, North 79 deg. 08 min, 53 sec. East, 270.77 feet to a concrete monument old, the said monument being the Southeast corner of the Charles D. Morris, Jr. etux property, as of record in Book 3892, page 138, Register's Office for Davidson County, Tennessee, and being the Southwest corner of the Charles D. Morris, Jr. property as of record in Book 3505, page 3, Register's Office for Davidson County, Tennessee; thence, with the said Morris property, North 89 deg. 02 min. 27 sec. East, 369.57 feet to a concrete monument old, the said monument being the northwest corner of the said Harvison property; thence with the said Harvison property, South 08 deg. 02 min. 44 sec. West, 388.30 feet to the point of beginning, containing 296,219 square feet or 6.800 acres, more or less.

Being the same property conveyed to Irvin Templet as Trustee of TRLLC 401k FBO Irvin Templet #8007445, by Warranty Deed from Darin Davidson, a married man, dated January 27, 2021, recorded January 27, 2021, of record in Instrument No. 20210127-0012323, Register's Office for Davidson County, Tennessee, as corrected by that certain Scrivener's Affidavit recorded in Instrument No. 20210303-0027315, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **2812 Union Hill Road, Nashville, TN 37080.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; 6) Out conveyance of record in Instrument No. 20020509-0057490, Register's Office for Davidson County, Tennessee and 7) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 26th day of June, 2021.

GRANTOR:

TRLLC 401k FBO Irvin Templet #8007445

By: _____
Irvin Templet, Trustee

STATE OF Mississippi

COUNTY OF Pearl River

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Irvin Templet, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee Trustee of TRLLC 401k FBO Irvin Templet #8007445, the within named bargainor, a trust, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Trust, by the said Irvin Templet, as its Trustee.

WITNESS my hand and seal at office this 26th day of June, 2021.

STATE OF MISSISSIPPI
NAOMI RUTH MCCORMICK
NOTARY PUBLIC
ID No. 89903
Commission Expires
June 15, 2024
PEARL RIVER COUNTY

Naomi McCormick
Notary Public
My Commission expires: June 15, 2024

Certificate of Authenticity

I, Christie Daniels, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 26, 2021.

Date

Christie Daniels

Affiant Signature

July 21, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of July, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY