Karen Johnson Davidson County
Batch# 691251 DEEDWARR
08/05/2021 10:10:30 AM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20210805-0105282

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2021.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES MAY 5, 2025

JM-SB-KW-ZL-3110

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| Robert R. Longhurst, V and Elena Longhurst | Renasant Bank | |
| (NAME) | (NAME) | |
| 3110 Ivey Point Road | 2001 Park Place N, Ste 150 | 016-00-0-296.00 & 016-00-0-266.00 |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Birmingham, AL 35203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEERA H. PATEL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT R. LONGHURST, V AND ELENA LONGHURST, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:

BEING a tract of land in the 3rd Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Samuel L. Spencer, and wife, in Deed Book 9890, Page 370, R.O.D.C., TN, known as Tract 2, more accurately described according to a survey by Tommy E. Walker, TN Lic. No. 1465, dated 12/06/04, as follows:

Beginning at a set iron pin, said pin being the southeast corner of herein described tract and located South 44 degrees 07 minutes 05 seconds West, 644.44 minutes and North 80 degrees 42 minutes 35 seconds west, 255.35 minutes from the most northeast corner of Samuel Spencer (DB 9685, Pg 534, RODCT), also known as Map 10, Parcel 79 TAODCT; Thence North 80 degrees 42 minutes 35 seconds West, 760.15 minutes to an existing iron pin; Thence North 14 degrees 28minutes 43 seconds East, 146.65 minutes to an existing iron pin; Thence North 04 degrees 57 minutes 14 seconds East, 439.43 minutes to an existing concrete monument; Thence South 77 degrees 06 minutes 43 seconds East, 446.36 minutes to an existing iron pin; Thence South 78 degrees 27 minutes 29 seconds East, 328.73 minutes to a set iron pin; Thence South 08 degrees 38 minutes 25 seconds West, 543.33 minutes to the point of beginning, containing 9.759 acres, more or less.

The Grantors hereby grant to the Grantee, a 50 foot Ingress, Egress & Private Utility Easement as described below:

Beginning at an existing iron pin in the southerly margin of Ivey Point Road, said pin being the most northeast corner of Samuel Spencer (DB 9685, Pg 534, RODCT), Thence now leaving said margin South 44 degrees 07 minutes 05 West, 644.44 minutes to an existing iron pin; Thence South 44 degrees 06 minutes 52 seconds West, 1044.12 minutes to an existing iron pin; Thence North 80 degrees 42 minutes 35 seconds West, 255.35 minutes to an existing iron pin; Thence North 08 degrees 38 minutes 25 seconds East, 50.00 minutes; Thence South 80 degrees 42 minutes 35 seconds East, 229.79 minutes; Thence North 44 degrees 06 minutes 52 seconds East, 1013.75 minutes; Thence North 44 degrees 07 minutes 05 seconds East, 634.02 minutes to a point in the southerly margin of said Ivey Point Road; Thence with said margin for the next two calls: South 61 degrees 43 minutes 44 seconds East, 31.91 minutes; Thence South 63 degress 01 minutes.

The above described tract will retain a transferable right of usage for ingress, degress and private utilities to the easement described above.

Tract 2:

A certain tract or parcel of land located in the 3rd Civil District of Davidson County, Tennessee, described as follows:

BEING a tract of land in the 3rd Councilmanic District of Davidson County, Tennessee, and a portion of that property conveyed to Samuel L. Spencer and wife, in Deed Book 9890, Page 370, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, Tn. Lic. No. 1465 dated 12/06/04 as follows:

BEGINNING at an existing iron pin, said pin being located South 44 degrees 07 minutes 05 seconds West, 644.44 minutes from the most northeast corner of Samuel Spencer in (DB 9685, Page 534, RODCT), also known as Map 10, Pcl. 79 TAODCT; Thence South. 44 degrees 06 minutes 52 seconds West., 1044.12 minutes passing an existing iron pin at 746.72 minutes to an existing iron pin; thence North 80 degrees 42 minutes 35 seconds West., 255.35 minutes to a set iron pin; Thence North. 08 degrees 38 minutes 25 seconds East., 543.33 minutes to an existing iron pin; Thence South. 78 degrees 27 minutes 29 seconds East., 101.50 minutes to an existing iron pin; Thence North. 66 degrees 38 minutes 20 seconds East., 272.22 minutes to an existing iron pin; Thence North. 36 degrees 44 minutes 11 seconds East., 411.82 minutes to an existing iron pin; Thence South. 50 degrees 44 minutes 24 seconds East., 389.40 minutes to the point of beginning, containing 9.759 acres.

THE above described tract is served by a 50' Ingress, Egress & Private Utility easement as described below: BEGINNING at an existing iron pin in the southerly margin of Ivey Point Road, said pin being the most northwest corner of Samuel Spencer in (DB9685, page 534 RODCT); Thence with said margin South. 60 degrees 29 minutes 04 seconds East., 51.65 minutes; Thence now leaving said margin South. 15 degrees 00 minutes 54 seconds West., 212.57 seconds ; Thence South 66 degrees 09 minutes 28 seconds West., 307.34 minutes ; Thence South. 37 degrees 49 minutes 07 seconds West., 109.6 seconds; Thence North 50 degrees 44 minutes 24 seconds West., 50.08 minutes to an existing iron pin; Thence North. 37 degrees 49 minutes 07 seconds East., 121.04 minutes to an existing iron pin; Thence North. 66 degrees 09 minutes 28 minutes East., 296.04 minutes to an existing concrete monument; Thence North. 15 degrees 00 minutes 54 seconds East., 201.58 to the point of beginning.

THE above described tract is subject to a 50 minutes Ingress, Egress & Private Utility easement as described below:

BEGINNING at an existing iron pin, said pin being the most northeast corner of tract described above; thence South. 44 degrees 06 minutes 52 seconds West., 1044.12 minutes to an existing iron pin; Thence North. 80 degrees 42 minutes 35 seconds West., 255.35 minutes to an existing iron pin; Thence North. 08 degrees 38 minutes 25 seconds East., 50.00 minutes; Thence South. 80 degrees 42 minutes 35 seconds East., 229.79 minutes; Thence North. 44 degrees 06 minutes 52 seconds East., 1013.75 minutes ; Thence South. 50 degrees 44 minutes 24 seconds East., 50.00' minutes to the point of beginning.

THE above described tract will retain a transferable right of usage for ingress, egress and private utilities to the easement described above.

THE owners, Shelley Spencer Jones and Byron Scott Jones, or any future owners of the property described herein, known as Section 1, grant a permanent, transferable " right of use" of the easement for the property defined in this deed for ingress, egress and private utilities to the current owners of the adjacent property, Samuel L. Spencer and Sophia Spencer, or any future owners of said property.

THE owner, Shelley Spencer Jones, retains a permanent, transferable " right of use" of the easement for the property owned by Shannah Matherley and Frankie Matherley, known as Section 2, for ingress, egress and private utilities as well as any future owners of said property served by the easement described in their deed.

THE owner, Shelley Spencer Jones, retains a permanent, transferable " right of use" of the easement for the adjacent property owned by Samuel L. Spencer and Sophia Spencer for ingress, egress and private utilities as well as any future owners of said property served by the easement described in their deed.

Being the same property conveyed to Meera H. Patel, unmarried by Warranty deed from Shannah Matherley and husband , Frank Matherley III of record in Instrument No. 20180420-0037302 Register's Office for Davidson County, Tennessee, dated April 17, 2018 and recorded on April 20, 2018.

The grantor has since married. The spouse of the grantor joins in the execution of this instrument for the purpose of conveying their marital interest, if any, in the subject property.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Ingress/Egress & Private Utility as contained in Deed of record in Instrument Number 20050119-0006577, in the Register's Office for Davidson County, Tennessee. Property will retain a transferable right of usage for ingress, egress and private utilities to the easement described in said deed. Tract 1
- Ingress/Egress & Private Utility as contained in Deed of record in Instrument Number 20100518-0038345, in the Register's Office for Davidson County, Tennessee. Also, contained in the deed is a permanent, transferable "right of use" of the easement for any future owners of said property served by the easement described in their deed. Tract 2
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **3110 Ivey Point Road, Goodlettsville, Tennessee 37072**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and 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.

Witness my/our hand(s) this the 29th DAY OF JULY, 2021.

Meera H. Patel

Trevor Burbank

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~ St. Louis

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

Witness my hand and official seal, this the 29th of July, 2021.

Notary Public
My Commission Expires: Jan 7, 2024
(SEAL)

J. FLYNN
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 13431029
My Commission Expires Jan 7, 2024

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~ St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TREVOR BURBANK, the within named 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 29th of July, 2021.

Notary Public
My Commission Expires: Jan 7, 2024
(SEAL)

J. FLYNN
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 13431029
My Commission Expires Jan 7, 2024

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 08/04/2021 (date ~~of document~~).

Affiant Signature

08/04/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

202108050105282