This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12834-CC

Karen Johnson Davidson County
Batch# 698668 DEEDWARR
08/17/2021 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210817-0110795

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Kristen Walker
Affiant

Subscribed and sworn to before me, this the 13th day of August, 2021.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| 5001 Properties, LLC<br>4321 Cato Rd.<br>Nashville, TN 37218 | New Owner | 058-00-0-048 |

## 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, **Cody D. Walker and Kristin M. Walker, husband and wife, as tenants by the entirety**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **5001 Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1:

Land in the 13th Civil District of Davidson County, Tennessee, being a tract marked No. 2-B, on the survey of L C. Claxton Land and described according to a survey made by Ernest Medlin, March 21, 1964, described as follows:

Beginning at a spike in the center of Cato Road, the same being located North 20 deg. 30' West and 138 feet from the southeast corner of a parcel of land known as Tract No. 2 and being part of the property conveyed to Leland C. Claxton and wife, by deed from D. A. Wheatley and wife, as of record in Book 1323, page 73, Register's Office for said County; thence South 89 deg. 24' West 1545 feet to an iron pin in a fence; thence with said fence, North I deg. 15' East 115 feet to an iron pin, the northwest corner of Tract No. 2; thence North 89 deg. East, along an easement line described in Book 3675, page 559, and shown on the plat of record in Book 3675, page 560, 1441 feet to a point in the center ofa branch which runs along the westerly margin of Cato Road, the last mentioned point located South 36 deg. 10' East and 17.3 feet from the original northeast corner of Tract No. 2; thence South 36 deg. IO' East with center of said branch I 30.7 feet to a point in the center of the branch; thence South 20 deg. 30' East leaving said branch 30 feet to a spike in the center of Cato Road, the same being the point of beginning and containing 4.47 acres.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that strip of land conveyed to The Metropolitan Government of Nashville and Davidson County,

Tennessee by deed of record in Instrument No. 20090702-0061833, said Register's Office.

Tract 2:

Land in the 13th Civil District of Davidson County, Tennessee, being the rear four ( 4) acres, more or less, of the Curry S. Williams property.

Beginning at a point in the northwest corner of the Curry S. William property being Sloan's southwest corner and being an old corner post and iron stake. Thence North 88 deg. 10' East 720 feet with Sloan's line to a point; thence South I deg. 15' West 230 feet with Williams new rear line to a point in Shadowens line; thence South 88 deg. 10' West 720 feet to a point marked by an iron stake; thence North I deg. 15' East 230 feet with Sloan's line to the point of beginning.

Both tracts being the same property conveyed to Cody D. Walker and Kristin M. Walker, husband and wife, as tenants by the entirety by Warranty Deed from Larry A. Raymon and wife, Joynell E. Raymon and Chad Raymon, unmarried, dated May 4, 2015, recorded May I, 2015, of record in Instrument No.20I50501-0039350, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4321 Cato Road, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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; and 6) 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 13th day of August, 2021.

GRANTOR:

_____
Cody Walker

_____
Kristin Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cody Walker and Kristin Walker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of August, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 08/13/2021 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 8-13-21

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 13 **day of** August **,** 2021 **.**

Rachel Marie Collins

**Notary Signature**

**MY COMMISSION EXPIRES:** 3.10.2024

**Notary's Seal (if on paper)**

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM