Karen Johnson Davidson County
Batch# 702963 DEEDWARR
08/23/2021 01:21:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20210823-0113691

Name and Address of New Owner:
Rebecca Lovell and Tyler Bryant
1212 Kermit Drive
Nashville, TN 37217

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 18200009200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Harts Chapel Farms, LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tyler Bryant and Rebecca Bryant, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennesse:

See Exhibit "A" for Legal Description

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of August, 2021.

Harts Chapel Farms, LLC

By: _____(SEAL)
Martin Nwosu, Member

By: _____(SEAL)
Nwamaka Umeh, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of August, 2021, before me, the undersigned Notary Public in and for the County and State, personally appeared Martin Nwosu and Nwamaka Umeh, with whom I am personally acquained (or proved to me on the basis of satisfacotry evidence), and who, upon oath, acknowledged themselves to be the Members of Harts Chapel Farms, LLC a Tennessee limited liability company and that they acting in such capacity, and authorized so to do executed the foregoing instrument on behalf of said company for the purposes therein contained.
Witness my hand, at office, this 16th day of August, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this ~~16th~~ 17th day of August, 2021.
EW

Notary Signature
My commission expires: 05-05-25

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

EXHIBIT "A"

LAND in the 33rd Council-manic District of Davidson County, Tennessee, and being a portion of the property conveyed to William O. Alexander as evidenced in Will Book 227, page 565, Probate Court for Davidson County, Tennessee, and being a portion of the property described in a deed to Sara Ledbetter Lynch of record in Deed Book 2963, page 189, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin set on the easterly margin of Cane Ridge Road (50 foot right of way), said point being a northwesterly comer of the Joe Certo, et ux, property of record in Deed Book 5957, page 484, Register's Office for Davidson County, Tennessee; Thence, with the easterly margin of Cane Ridge Road, the following six calls: Along a curve to the left having a radius of 291.00 feet through a central angle of 17 degrees 16 minutes 12 seconds, an arc distance of 87.71 feet, said curve having a chord direction of North 56 degrees 19 minutes 25 seconds West and a chord length of 67.38 feet; Thence North 64 degrees 57 minutes 31 seconds West a distance of 66.49 feet to a point; Th□ along a curve to the right having a radius of 215.00 feet through a central angle of 31 degrees 52 minutes 19 seconds, an arc distance of 119.80, said curve having a chord direction of North 49 degrees 01 minutes 21 seconds West and a chord length of 118.06 feet to a point; Thence North 33 degrees 05 minutes 12 seconds West a distance of 267.83 feet to a point; Thence along a curve to the right having a radius of 175. 00 feet through a central angle of 40 degrees 44 minutes 30 seconds, an arc distance of 124.44 feet, said curve having a chord direction of North 12 degrees 42 minutes 57 seconds West and a chord length of 121.83 to a point Thence North 07 degrees 39 minutes 16 seconds East a distance of 63.68 feet to an iron pin (new); thence leaving the margin of Cane Ridge Road and with the southerly line of the property conveyed to Jean Alexander et vir as described in Deed Book 4596, page 869, Register's Office for Davidson County, Tennessee, South 87 degrees 30 minutes 00 seconds East a distance of 780.93 feet to an iron pin (old); Thence with the westerly line of 1-24 Limited Property of record in Deed Book 4614, page 602, Register's Office for Davidson County, Tennessee, South 06 degrees 43 minutes 50 seconds West a distance of 146.22 feet to an iron pin (old); Thence with a westerly line of the aforesaid Joe Certo et ux property, South 06 degrees 45 minutes 30 seconds West a distance of 313.81 feet to an iron pin (old); Thence with a northerly line of said Certo property, South 78 degrees 28 minutes 07 seconds West a distance of 346.53 feet to the Point of beginning, according to a survey by Mark E. Lowrance, Registered Land Surveyor, Tennessee No. 1660, dated April 18, 2011.

BEING the same property conveyed to Nwamaka Umeh and Martin Nwosu, husband and wife, by Warranty Deed from Teresa Certo, unmarried, dated October 13, 2020, appearing of record in Instrument No. 20201019-0121064, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved property known as: 0 Cane Ridge Road, Nashville, TN 37013

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 08/23/2021 (date ~~of document~~).

Affiant Signature

08/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of August, 2021.

Eliza Whitfield
Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025