Karen Johnson Davidson County
Batch# 742195 DEEDWARR
10/25/2021 09:28:56 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20211025-0142738

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000

Affiant

SWORN AND SUBSCRIBED TO ME, THIS THE 19TH DAY OF OCTOBER, 2021

Notary Public

MY COMMISSION EXPIRES: 1/8/2024

HOLLY VILA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greg Oakley, 4300 Sidco Dr., Ste 200 Nashville TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ciara Properties, LTD	SAME	014-00-0-056.01 014-00-0-138.00
(NAME) 510 South Main St.	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, DAVID CARLYLE, AS TRUSTEE OF THE AMANDA R. CARLYLE 2000 GST-EXEMPT FAMILY TRUST, THE JASON D. CARLYLE 2000 GST-EXEMPT FAMILY TRUST, AND THE JENNIFER APPLEGATE 2000 GST-EXEMPT FAMILY TRUST, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto CIARA PROPERTIES LTD, a Tennessee General Partnership, hereinafter called the GRANTEE, its successors and assigns, all of GRANTOR'S rights, title, and interest in certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

SEE PROPERTY DESCRIPTION ATTACHED AS EXHIBIT A

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, its successors and assigns

forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, as Trustee, and the beneficiaries of the trusts hereinbefore referenced, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this the 19th day of October, 2021.

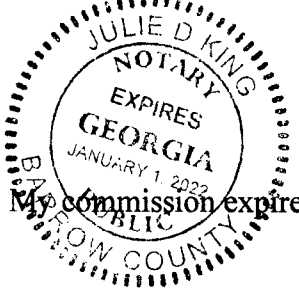
By: DAVID CARLYLE, AS TRUSTEE OF THE AMANDA R. CARLYLE 2000 GST-EXEMPT FAMILY TRUST, THE JASON D. CARLYLE 2000 GST-EXEMPT FAMILY TRUST, AND THE JENNIFER APPLEGATE 2000 GST-EXEMPT FAMILY TRUST

STATE OF GEORGIA

COUNTY OF BARROW

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Carlyle, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of October, 2021.



Notary Public

My commission expires: 1-1-22

EXHIBIT A

A tract of land located within the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, described according to a survey by R. L. Montoya - Land Surveying, dated October 23, 1987, as follows:

BEGINNING at an existing concrete highway monument located in the North right-of-way margin of Interstate 24 and marking the South right-of-way margin of Stagner Road and the Southwest corner of this tract; thence, leaving said right-of-way margin along the East terminus of said Stagner Road, North 13 degrees 31 minutes 45 seconds East, 385.18 feet to an iron pin, set this survey; thence, severing the Bracey Stagner Property with a new line, and along an existing fence line, South 71 degrees 52 minutes 46 seconds East, 245.00 feet to an iron pin, set this survey, at a fence corner post;

thence, South 86 degrees 47 minutes 39 seconds East, 251.23 feet to a witness pin, set this survey; thence, continuing an additional 20.00 feet to a point in Long Creek, a total distance of 271.23 feet;

thence, with said creek the next eight calls: South 40 degrees 02 minutes 16 seconds East 55.00 feet to a point; thence, South 61 degrees 27 minutes 02 seconds East, 48.78 feet to a point;

thence, South 55 degrees 34 minutes 53 seconds East 32.51 feet to a point;

thence, South 19 degrees 36 minutes 06 seconds East, 83.90 feet to a point;

thence, South 00 degrees 38 minutes 35 seconds West, 117.40 feet to a point;

thence, South 13 degrees 58 minutes 11 seconds East, 32.09 feet to a point;

thence, South 33 degrees 40 minutes 58 seconds East, 21.34 feet to a point;

thence, South 50 degrees 44 minutes 27 seconds East, 11.51 feet to a point;

thence, leaving said creek, North 85 degrees 57 minutes 27 seconds West, 55.99 feet to an existing concrete highway monument;

thence, continuing an additional 700.03 feet along the North right-of-way margin of Interstate 24 to the point of beginning, containing 5.10 acres, more or less.

A 50-foot Ingress/Egress Easement of record in Deed Book 5615, Page 913, Register's Office for Davidson County, Tennessee, crosses this property providing access to and from adjacent properties.

Being the same property conveyed to MICHAEL D. SONTAG, AS TRUSTEE OF THE JENNIFER D. APPLEGATE 2000 GST-EXEMPT TRUST, MICHAEL D. SONTAG, AS TRUSTEE OF THE AMANDA R. CARLYLE 2000 GST-EXEMPT TRUST, and MICHAEL D. SONTAG, AS TRUSTEE OF THE JASON D. CARLYLE 2000 GST-EXEMPT TRUST by quitclaim deed of record as Instrument No. 20001003-0097877, Davidson County Register of Deeds