Karen Johnson Davidson County
Batch# 749644 DEEDWARR
11/04/2021 12:54:30 PM 5 pgs
Fees: $28.00 Taxes: $5,272.50
20211104-0147701

# WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: February 20, 2025

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ronald D. Buck | Ronald D. Buck | 168-00-0-047.00 |
| (NAME) | (NAME) | |
| 5190 Old Harding Road | 5190 Old Harding Road | |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37064 | Franklin, TN 37064 | |
| (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 considerations, the receipt of which is hereby acknowledged, I/we **Ann Marie Montz and Mary Lois Irene Cobb,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ronald D. Buck,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract One
A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being in the 35th Councilmanic Ward of Metropolitan Davidson County, Tennessee, formerly the 9th District of said County.

Beginning at a stake in the center of the Harding Road in J.D. Hicks N.B. line with cherry tree pointer in North side of the road;
Thence with Hicks' line and road 89-1/2° W. 9.32 poles to a stake in same; Thence S. 84-1/2° W. 18.18 poles to a stake in the center of the road at the mouth of land, Hicks' stones, Joslyns corner; Thence with Joslyns line N. 14° W. 55.45 poles to a cedar Joslyns corner;
Thence N. 1-1/4° E 80 poles to a stone, bush pointer on ridge, D. E. McPherson's corner; Thence with McPherson's line W. 63-1/2° E. 23.30 to a stake 12 feet east of a sourwood in his line, Richard Peach northwest corner; Thence with said Peach S. 32° 30 poles to a large chestnut on the ridge corner; Thence S. 2° W. 69.33 poles to the beginning, containing 31.37 acres more or less, and being the western end of the said Peach home tract of land and recorded in Book 497, Page 651, R.O.D.C. Tennessee.

Tract Two
Land in Davidson County, State of Tennessee, being in the 35th Councilmanic Ward of Metropolitan Davidson County, formerly the 9th Civil District of said County and described as follows:

Beginning in the center of the Harding Pike at a cherry tree, the southwest corner of the tract, thence with the center of said Harding Pike, N. 89-1/2° W. 42.19 poles to a stake; Thence S. 74-1/2° W. 36.36 poles to a stake; Thence S. 54° W. 8 poles to a stake in the center of said Harding Pike, the Southeast corner of the tract; Thence N. 42° W. 21.75 poles to a sweet gum; Thence N. 19° E. 30 poles to a poplar and hackberry; Thence N. 81.50 poles to a stake in the William Forehand line; Thence N. 89° W. 13.68 poles to a black oak, hickory pointers; Thence N. 1° E. 39.63 poles to a stake, a corner of D. E. McPherson's land in the Forehand line; Thence S. 63-1/2° W. 93.50 poles (with McPherson's line) to a stake 12 feet, east of a sourwood; Thence S. 32° E. 30 poles to a large chestnut; Thence S. 6° E. 46 poles to a stake; Thence S. 2° W. 69.33 poles to the beginning, containing 83 and 149/160ths acres, more or less, according to a survey made by Ed L. Smith on May 15, 1917.

Included in this description but excluded from this conveyance is 2-1/4 acres conveyed by David E. McPherson to Mrs. Elva Reed and daughter Mrs. Mary Gleaves by deed of record in Book 876, Page 527, Register's Office for Davidson County, Tennessee.

INCLUDED in the above descriptions, but specifically EXCLUDED herefrom, are the following two tracts of land:

Tract I
Beginning at Peach's southwesterly corner, said corner being in the northerly margin of Highway 100, thence with the margin of Highway 100 South 74° 12' 03" West 250 feet to an iron pin, thence with a curve to the left (having a central angle of 90° 00' 00" and a radius of 50.00 feet) 78.54 feet to an iron pin, thence North 15° 47' 57" West 942.47 feet to an iron pin, thence North 4° 44' 37" West 671.24 feet to an iron pin, thence North 21° 49' 35" West 292.15 feet to an iron pin, thence North 1° 33' 25" East 306.83 feet to an iron pin, thence North 2° 03' 54" West

227.42 feet to an iron pin, thence North 5° 12' 01" East 96.20 feet to an iron pin, thence North 63° 57' 58" East 549.99 feet to an iron pin, thence South 15° 50' 38" West 24.60 feet to an iron pin, thence South 13° 18' 16" West 168.94 feet to an iron pin, thence South 6° 02' 29" East 211.46 feet to an iron pin, thence South 3° 46' 39" East 248.00 feet to an iron pin, thence North 79° 20' 13" East 228.64 feet to an iron pin, thence South 1° 30' 03" West 153.49 feet to an iron pin, thence South 1° 21' 39" West 190.30 feet to an iron pin, thence South 0° 57' 30" West 668.72 feet to an iron pin, thence South 2° 03' 29" West 56.08 feet to an iron pin, thence South 21° 55' 57" West 286.82 feet to an iron pin, thence South 81° 12' 04" West 228.85 feet to an iron pin, thence South 81° 12' 04" West 7.60 feet to an iron pin, thence South 7° 17' 01" East 445.98 feet to the point of beginning containing 1,547,886.97 square feet or 35.5346 acres.

Tract II
Beginning at the northwesterly corner of the corner of the property, said corner being in the southerly margin of Highway 100 and the northerly margin of Highway 100 prior to the realignment of Highway 100, thence with the southerly margin of Highway 100 North 74° 12' 03" East 777.07 feet to an iron pin, thence with a curve to the left (having a central angle of 4° 47' 23" and a radius of 2,783.20 feet) 232.66 feet to an iron pin, thence South 59° 24' 06" West 186.56 feet to an iron pin, thence South 63° 29' 47" West 87.22 feet to an iron pin, thence South 67° 59' 24" West 112.36 feet to an iron pin, thence South 74° 01' 07" West 277.87 feet to an iron pin, thence South 78° 10' 53" West 86.20 feet to an iron pin, thence South 83° 53' 34" West 139.39 feet to an iron pin, thence North 89° 40' 01" West 135.77 feet to the point of beginning containing 47,285.25 square feet or 1.0855 acres.

Being the same property conveyed to D. E. McPherson and wife, Mary B. Mcpherson by Deed from Richard Peach, dated 07/03/1919, of record in Book 522, Page 465, Register's Office for Davidson County, Tennessee.

The said D. E. McPherson died on 05/12/1937, leaving the said Mary B. Mcpherson the sole surviving tenant by the entirety.

The said Mary B. Mcpherson died intestate on 05/15/1937, leaving the said Kenneth B. McPherson and David E. McPherson as his/her sole heirs at law.

Being the same property conveyed to Kenneth B. McPherson and wife, Lois M. McPherson by Partition Deed from David E. McPherson, dated 07/11/1975, of record in Book 4931, Page 257, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth B. McPherson by Quit Claim Deed from Kenneth B. McPherson and wife, Lois M. McPherson, dated 12/18/1997, of record in Book 10748, Page 241, Register's Office for Davidson County, Tennessee.

The said Kenneth B. McPherson died testate on 09/29/1998, devising subject property to Lois M. McPherson, individually and to Hugh King, Trustee of the Kenneth B. McPherson Family Trust, as evidenced in File No. 98-P-1569, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Hugh King, Trustee of the Kenneth B. McPherson Family Trust, under the will of Kenneth B. McPherson dated December 8, 1997, by Executors Quit Claim Deed from Hugh King, Executor for the Estate of Kenneth B. McPherson, dated 03/21/2001, of record in Instrument 20010515-0050042, Register's Office for Davidson County, Tennessee.

The said Lois M. McPherson died testate on 05/16/2003, devising subject property to Hugh King, as Trustee of the Lois M. McPherson Family Trust, as evidenced in File No. 03P897, Probate Court Clerk's Office for Davidson County, Tennessee.

The said Hugh King having since died on July 3, 2021 as evidenced by Affidavit of Heirship of record in Instrument No. 202111040147698 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ann Marie Montz and Mary Lois Irene Cobb by Quitclaim Deed from Ann Marie Montz and Mary Lois Irene Cobb, Co-Trustees of the Kenneth B. McPherson Family Trust as recorded in Instrument No. 202111040147699 Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Ann Marie Montz and Mary Lois Irene Cobb by Quitclaim Deed from Ann Marie Montz and Mary Lois Irene Cobb, Co-Trustees of the Lois M. McPherson Family Trust as recorded in Instrument No. 202111040147700 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8888 Highway 100, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 26th day of October, 2021.

Mary Lois Irene Cobb

State of Florida
County of Brevard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Lois Irene Cobb, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of October, 2021.

Elizabeth Schwind

Notary Public:
My Commission Expires: Sept. 11, 2024

NOTARY PUBLIC STATE OF FLORIDA

ELIZABETH SCHWIND
Commission # HH 017447
Expires September 11, 2024
Bonded Thru Budget Notary Services

Effective the 26th day of October, 2021.

Ann Marie Montz

State of Oregon
County of Clackamas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Marie Montz, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of October, 2021.

Notary Public: Oregon
My Commission Expires: 6/29/2024

OFFICIAL STAMP
LAURA LEIGH BOLLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1001496
MY COMMISSION EXPIRES JUNE 29, 2024

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1630 NW Broad St., Suite 100**
**Murfreesboro, TN 37129**

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 October 26, 2021.

Affiant Signature

November 1, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 1st day of November, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

900