BOX #14

G#35250-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 761560 DEEDWARR
11/29/2021 11:03:14 AM 2 pgs
Fees: $13.00 Taxes: $1,461.13

20211129-0157008

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$394,900.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 23rd day of November, 2021.

Notary Public
My commission expires: 9/2/25
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Magic Homes Development, Inc.	**"New Owner"**	**147 10 0 085 00**
1101 Kermit Drive, Ste 200		
Nashville, TN 37217		

FOR AND IN 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, WE,

Robert Nash, and wife, Barbara Nash, as tenants by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Magic Homes Development, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 322 on the Plan of Caldwell County Estates, Section Five, of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee.

SAID Lot No. 322, which is a corner lot, fronts 125 feet on the southwesterly margin of Briarwood Drive and fronts 150.3 feet on the northwesterly margin of Edmondson Pike, said frontage being joined by a curve having a length of 39.27 feet, and extends back 177.2 feet on the northwesterly line and 150 feet on the southwesterly line to a point of intersection.

INCLUDED in the above description but EXCLUDED from this conveyance is that certain property conveyed to the Metropolitan Government of Nashville and Davidson County of record in Book 7148, Page 196, said Register's Office, described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 322 on the Plan of Caldwell County Estates, Section Five, of record in Plat Book 3300, Page 16, Register's Office for said County, described as follows:

BEGINNING at a point, being the southeastern property corner 25 feet from the centerline of Edmondson Pike; thence, North 69° 52' West along the southern property line for 5 feet to a point; thence, North 20° 08' East for 145.30 feet to a point; thence, along a curve to the left of radius 30 feet for 47.12 feet to a point on the southern right-of-way line of Briarwood Drive; thence, South 69° 52' East for 10 feet along said right-of-way line to a point; thence, along a curve to the right of radius 25 feet for 39.27 feet to a point on the existing western right-of-way line of Edmondson Pike to a point; thence, along said right-of-way line South 20° 08' West for 150.30 feet to the point of BEGINNING and containing an area of 935.54 square feet, more or less.

BEING part of the same property conveyed to Andrew D. Nash by Warranty Deed dated February 12, 2013, from Holly Sears, unmarried, of record in Instrument No. 20130214-0015142, Register's Office for Davidson County, Tennessee. The said Andrew David Nash died intestate on April 14, 2014, and pursuant to an Order filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, No. 14P-789, Letters of Administration were issued to Robert Nash and Barbara Nash to serve as Co-Administrators of his Estate and are the only heirs-at-law of Andrew David Nash. The said Robert Nash and Barbara Nash, Co-Administrators of the Estate of Andrew David Nash, deceased, having conveyed their interest to Robert Nash and wife, Barbara Nash, as tenants by the entirety, being the decedent's heirs-at-law, by Quitclaim Deed dated March 11, 2015, of record in Instrument No. 20150318-0023090, Register's Office for Davidson County, Tennessee.

FURTHER pursuant to Affidavits of Heirship of Andrew David Nash, deceased, of record in Instrument No. 20211129-0157006 and Instrument No. 20211129-0157007, Register's Office for Davidson County, Tennessee, as evidence that Robert Nash and wife, Barbara Nash, are the sole heirs-at-law of the said Andrew David Nash.

THE SAID ANDREW D. NASH AND ANDREW DAVID NASH BEING ONE AND THE SAME PERSON.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 3279, Page 556, Register's Office for Davidson County, Tennessee. Note: Said restrictions are not applicable to portions thereof that have already expired;

3) Subject to the flow of a creek across the rear portion of said lot; and,

4) Taxes for the current year which have been prorated and were paid by the Grantors herein and the Grantee herein assumes any subsequent years, not yet due and payable.

This is improved property, known as: **5119 Briarwood Drive, Nashville, TN 37211**.

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 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. 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 **23rd** day of **November, 2021.**

Robert Nash

Barbara Nash

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert Nash and wife, Barbara Nash,** the within named sellers, 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 at Nashville, Tennessee, this **23rd** day of **November, 2021.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY