Karen Johnson Davidson County
Batch# 769428 DEEDWARR
12/07/2021 02:45:31 PM 4 pgs
Fees: $23.00 Taxes: $1,794.50
20211207-0162272

This Instrument Prepared By:
Bottorff & Kavin, PLC
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027
(615) 373-1652 (BSL)

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Edward Alan Ripley II and Amber Nichole Ripley 100 Saluda Drive Moncks Corner, SC 29461	100 Saluda Drive Moncks Corner, SC 29461	Map 187, Parcel 23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 485,000.00

Affiant

My Commission Expires: 7-9-22

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

Subscribed and sworn to before me this 3rd day of December, 2021.

Notary Public

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PAUL HARRIS TUNE and SARA T. TUNE, as Co-Trustees of the **Paul Harris Tune and Sara T. Tune Revocable Living Trusts, dated June 18, 2009** ("Grantor") by these presents does hereby transfer, sell and convey to **EDWARD ALAN RIPLEY II and AMBER NICHOLE RIPLEY, husband and wife,** ("Grantees") their heirs and assigns, a certain tract or parcels of real property, more particularly described as follows, to wit:

Surveyor's Legal Property Description 0 Battle Rd, Nolensville, TN 37135 AF # 20081029-0108118
Tax Map 187, Parcel 23
33rd Civil District Davidson County, Tennessee

A certain parcel of land lying in the 33rd Civil District of Davidson County, Tennessee, lying on the easterly and southerly side of Battle Road and more specifically described as follows:

Beginning at a point in the southerly margin of Battle Road, having a fifty (50) foot right of way, said point being the northeast corner of the herein described tract, and also being the northwest corner of the Donny Cardwell property. Thence, leaving the southerly margin of Battle Road and following the westerly property line of Cardwell, S-05° 36' 01"-W, 913.17' to an iron pin, being the southeast corner of herein described

tract and also being the southwest corner of Cardwell; Thence, following the southerly property line N-85° 23' 37"-W, 610.74' to an iron pin in a bend in the the southerly margin of Battle Road; Thence, following the easterly margin of Battle Road along a curve in Battle Road having a Chord Bearing of N-37° 40' 49"-E, 76.52' to a point; Thence, following the easterly margin of Battle Road N- 03° 07' 36"-E, 117.50' to a point; Thence, following a curve to the left having a Chord Bearing of N- 00° 20' 19"-W, 84.85' to a point; Thence, N- 07° 30' 40"-W, 39.44' to a point; Thence, N- 11° 48' 44"-W, 188.97' to a point; Thence, following a curve to the right having a Chord Bearing of N- 04° 52' 40"-W, 180.27' to a point; Thence, following a bend in Battle Road, a curve to the right having a Chord Bearing of N- 26° 12' 06"-E, 126.65' to a point; Thence, N- 53° 41' 38"-E, 46.28' to a point; Thence, following a curve to the right having a Chord Bearing of N- 70° 18' 05"-E, 85.11' to a point; Thence, following the southerly margin of Battle Road N- 87° 27' 14"-E, 531.54' to the point of beginning and containing 12.47 acres, more or less, according to a survey by Galyon Northcutt dated November 15, 2016.

BEING part of the same property conveyed to Andrew Jackson Burkitt, Jr. from Andrew Jackson Burkitt, reserving a life estate to Andrew Jackson Burkitt and wife Ruth Tune Burkitt, by deed dated November 9, 1970 in Book 208, page 29, Register's Office for Williamson County, Tennessee. Andrew Jackson Burkitt and Ruth Tune Burkitt having since died. Andrew Jackson Burkitt, Jr. having since died testate on July 15, 2008 and pursuant to his Last Will and Testament probated as Case No. 08P1441, in the 7th Circuit Court for Davidson, County, Tennessee, said Last Will and Testament devised said property to Martha Ann Tune Lynn by Will of record in Book 4836, page 76, in the Register's Office for Williamson County, Tennessee, and

FURTHER BEING the same property conveyed to Paul Harris Tune and Sara T. Tune, as co-trustees of the Paul Harris Tune and Sara T. Tune Revocable Living Trusts, dated June 18, 2009, by deed from Martha Ann Tune Lynn, of record as Instrument 20161129-0125052, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Battle Rd, Nolensville, Davidson County, TN. FOR PURPOSES OF FURTHER IDENTIFICATION, ATTACHED AS EXHIBIT "A" IS THE SURVEYOR'S SITE SURVEY OF THE SUBJECT PROPERTY.

This conveyance is subject to: Property Taxes for 2022 and subsequent years to the Davidson County Trustee, not yet due and payable, and subject to any rollback taxes to be assessed as a result of the property placed in Greenbelt, ***which taxes will become the responsibility of the Grantor*** herein; all zoning regulations of the appropriate governmental body along with any easements of record and right of ways of public roads and utilities, of record with the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to EDWARD ALAN RIPLEY and AMBER RIPLEY, husband and wife, ("Grantees") their heirs and assigns forever.

AND the Grantor does hereby covenant with EDWARD ALAN RIPLEY and AMBER RIPLEY, husband and wife ("Grantees") their heirs and assigns, that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said* EDWARD ALAN RIPLEY and AMBER RIPLEY, husband and wife, ("Grantees") their heirs and assigns against the lawful claims of all persons whomsoever.

***Edward Alan Ripley II and Amber Nichole Ripley**

IN WITNESS WHEREOF, we have hereunto set our hands as of this the 3rd day of December, 2021.

GRANTORS:

Paul Harris Tune, Co-Trustee of the Paul Harris Tune and Sara T. Tune Revocable Living Trusts. dated June 18, 2009

Sara T. Tune, Co-Trustee

Sara T. Tune, Co-Trustee of the Paul Harris Tune and Sara T. Tune Revocable Living Trusts, dated June 18, 2009

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, , a Notary Public in and for said State and County, the within named Paul Harris Tune, and Sara T. Tune, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the Co-Trustees of the Paul Harris Tune and Sara T. Tune Revocable Living Trusts, dated June 18, 2009, the within named bargainor, and that they, as Co-Trustees, executed the foregoing instrument for the purposes therein contained, as Co-Trustees.

WITNESS my hand and seal, at office in Brentwood, TN, this 3rd day of December, 2021.

My Commission Expires:

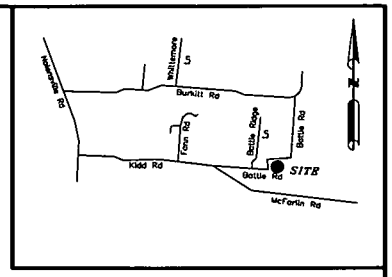
December 15, 2021

Barbara S. Lamb
Notary Public
State of Tennessee
Williamson County

Notary Public

Surveyor's Notes:

1. Bearing basis: Magnetic North.
2. Map reference: Davidson County Property Map 187, parcel 23.
3. Deed Reference: AF 20081029-0108118.
4. Address:
   0 Battle Road
   Nolensville, TN 37135.
5. Area: Tract contains 543,033.9 sf or 12.47 acres +/-
6. No Title Report was furnished to this Surveyor.



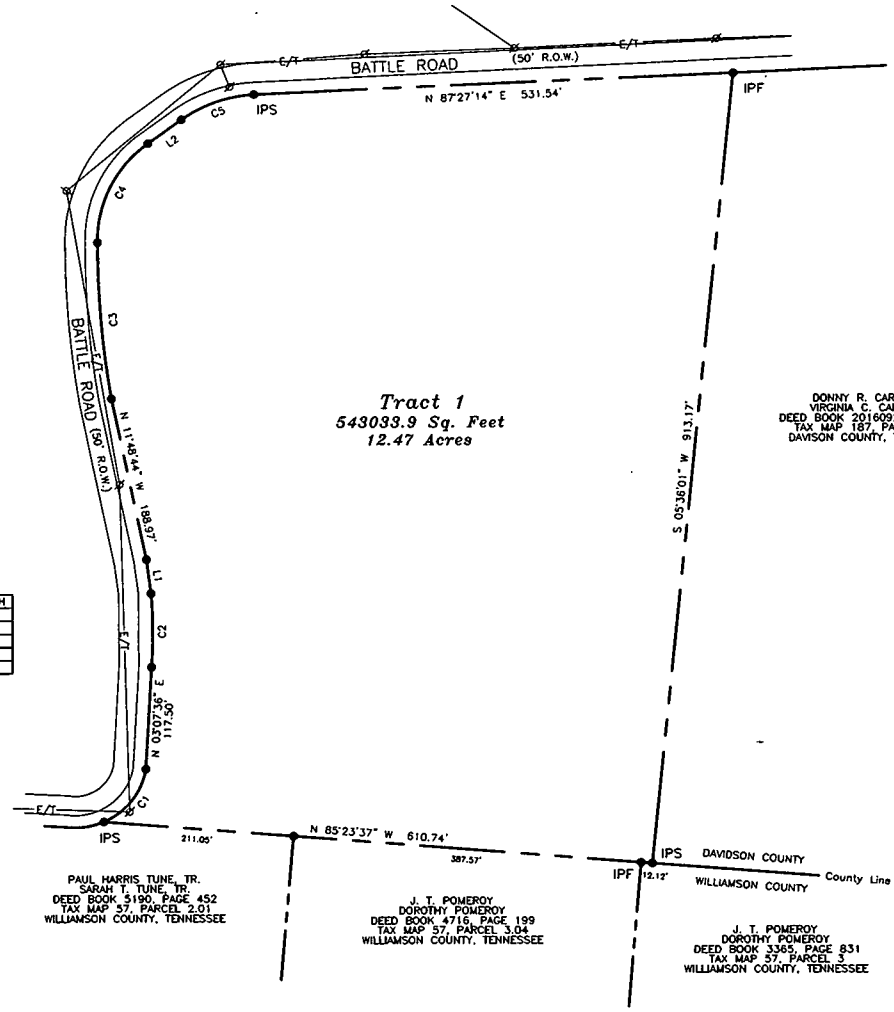
VICINITY MAP (NTS)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 07°30'40" W	39.44'
L2	N 53°41'38" E	46.28'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	79.05'	57°53'52"	79.88'	N 37°40'49" E	76.52'
C2	559.64'	8°41'43"	84.93'	N 00°20'19" W	84.85'
C3	1056.81'	9°47'07"	180.49'	N 04°52'40" W	180.27'
C4	138.06'	54°36'16"	131.58'	N 26°12'06" E	126.65'
C5	150.95'	32°44'52"	86.28'	N 70°18'05" E	85.11'



N

0 100 200 300

SCALE: 1" = 100'

GALYON W. NORTHCUTT
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 1529

Galyon W. Northcutt
2607 Forest View Drive
Antioch, TN 37013
TN PLS #1529
615-479-7878

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000

SITE SURVEY FOR:
PAUL TUNE
0 Battle Road
NOLENSVILLE, TN 37135
Davidson County, Tennessee

SCALE: 1" = 100' DATE: 11-15-16