Karen Johnson Davidson County
Batch# 770427 DEEDWARR
12/09/2021 08:26:30 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20211209-0163024

Name and Address of New Owner:
Guerrier Development, LLC, a Tennessee limited liability company
332 Lellyett Street
Nashville, TN 37209

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-21040947

Send Tax Statements To:
NEW OWNER

Map and Parcel: 086 00 0 144.00, 086 00 0 277.00, 086 00 0 145.00 and 086 00 0 146.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wood-Swancey-Hardison, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Guerrier Development, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL NO. 1:
TRACT 1: 086 00 0 144.00
Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by J.R. Wauford and Company, Engineers, March 15, 1967, as follows:

BEGINNING at an iron pin in the southerly right-of-way of Central Pike, said point being 40.00 feet west from a corner fence post, said post being the northeast corner of the A.L. Windle property; thence from said point of beginning and leaving the above mentioned right-of-way North 87 deg. 33' West 203.60 feet to an iron pin, said point being the northwest corner of the A.L. Windle property, thence North 66 deg. 33' West 174.26 feet to an iron pin at a stone retaining wall; thence with the north side of said wall North 75 deg. 40' West 71.71 feet to an iron pin at said wall's intersection with an existing fence; thence with said fence North 4 deg. 32' West 115.19 feet to an iron pin in the southerly right-of-way of Central Pike; thence with said right-of-way the following calls: South 71 deg. 26' East 42.00 feet to an iron pin; thence South 71 deg. 56' East 50.00 feet to an iron pin; South 70 deg. 40' East 50.00 feet to an iron pin; thence South 68 deg. 07' East 50.00 feet to an iron pin; thence South 66 deg. 07' East 50.00 feet to an iron pin; thence South 64 deg. 38' East 50.00 feet to an iron pin; thence South 62 deg. 04' East 50.00 feet to an iron pin; thence South 59 deg. 50' East 50.00 feet to an iron pin; thence South 57 deg. 06' East 50.00 feet to an iron pin; thence South 54 deg. 25' East 50.00 feet to an iron pin being the point of beginning, and containing 0.889 acres, more or less.

TRACT 2: 086 00 0 277.00
A tract of land in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the land of P.W. Cherry, deceased, as of record in Minute Book "J", Page 739, County Court for said County, described according to a survey made by Robert H. Meade, Engineer, May 16, 1959, as follows: BEGINNING on the southwesterly margin of Central Pike at the northwest corner of the property conveyed to C.L. Wright and wife, Rady Wright, by deed from Minnie L. Wright, et al, of record in Book 2809, Page 519, Register's Office for said County; thence with said Wright's western boundary line South 45 deg. 40' West 118 feet; thence South 45 deg. 40' West

495.1 feet; thence North 3 deg. 39' West 211.9 feet; thence North 74 deg. 57' East 64 feet; thence North 0 deg. 01' East 64.1 feet; thence South 63 deg. 04' East 58.8 feet; thence North 46 deg. East 92 feet, thence North 15 deg. 30' East 132 feet, more or less, to abandoned right-of-way line of N.C. and St. L Railroad; thence with the N.C. and St. L. Railroad's line easterly to the southwesterly margin of Central Pike; thence with the same southeasterly 40 feet to the beginning.

PARCEL NO. 2: 086 00 0 145.00
LAND in the Fourth Civil District of Davidson County, Tennessee, bounded as follows: BEGINNING at J.D. Heflin's northeast corner at a post; thence running in an easterly direction with the property line of NC and St. Louis Railroad 131 feet to a post; thence in a southerly direction 132 feet to a corner post; thence southwest 92 feet to a stake; thence northwest 58 feet, 10 inches to a stake in J.D. Heflin's East line; thence north with said Heflin's East line 200 feet, 8 inches to the end containing one half acre, more or less.

PARCEL NO. 3: 086 00 0 146.00
Land in Davidson County, Tennessee, identified as Parcel 146 on Tax Map 86, Tax Assessor's Office for Davidson County, Tennessee. Subject property is bound on the northeast by Parcel 144, said Map 86, being part of the property conveyed to JWC Properties by Deed of record in Book 7297, Page 719, Register's Office of Davidson County, Tennessee; bound on the east by Parcel 145 on said Map 86, being the property conveyed to JWC Properties by Deed of record in Book 10351, Page 849, Register's Office for Davidson County, Tennessee; bound on the south by Parcel 277 on said Map 86, being part of the property conveyed to JWC Properties by Deed of record in Book 7297, Page 719, Register's Office of Davidson County, Tennessee; and bound on the west by Parcel 124 on said Map 86, being the property conveyed to Lambert Brothers by Deed of record in Book 136, Page 559, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wood-Swancey-Hardison, LLC, a Tennessee limited liability company by Tennessee Warranty Deed filed for record on June 29, 2007 in Instrument Number 20070629-0077771, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Agreement for Dedication of Easement Water Mains and Appurtenances of record in Instrument No. 20030710-0095658, said Register's Office.

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.

This is improved property known as: .89 acres on Central Pike, 3728 Central Pike, .50 acres on Central Pike & .51 acres on Central Pike, Hermitage, TN 37076

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 we do covenant with the said GRANTEE 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 successors and assigns, 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 our hand this 1ST of DECEMBER, 2021.

Wood-Swancey-Hardison, LLC, a Tennessee limited liability company

BY: E. C. Hardison, III
E.C. Hardison, III
Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, E.C. Hardison, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Wood-Swancey-Hardison, LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal this 1ST of DECEMBER, 2021.

Notary Public
My Commission Expires: 2/20/2023

JOHN W RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 02-20-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,000,000.00.

Affiant Signature

Subscribed and sworn to before me, this 1ST of DECEMBER, 2021.

Notary Public
My Commission Expires: 2/20/2023

JOHN W RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 02-20-2023

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 12/1/2021 (date of document).

L Vaught
Affiant Signature

12/6/2021
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of December, 2021.

Jessica L Tolley
Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY