# WARRANTY DEED

Karen Johnson Davidson County
Batch# 771240 DEEDWARR
12/09/2021 02:32:35 PM 3 pgs
Fees: $18.00 Taxes: $2,849.00

20211209-0163574

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $770,000.00.

Affiant

Subscribed and sworn to me this 9th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 4-19-2021

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35332

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL #: |
|---|---|---|
| The Grandview Eight, LLC, a Tennessee limited liability company 7175 Nolensville Road, Suite 207 Nolensville, TN 37135 | NEW OWNER | 183-00-0-013.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **George F. Kersey, Jr., Individually, as to Tract 1, and George F. Kersey, Jr. and John C. Kersey, Jr., as Co-Trustees of the Marital and Testamentary Trust of George F. Kersey, as to Tract 2**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **The Grandview Eight, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

**Tract 1:**
Land in the 5th, formerly 6th, Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, June 27, 1953, as follows:

Beginning at a railroad spike in center of Old Hickory Boulevard at the northeast corner of Tract No. 2 decreed to W. G. Burkitt by decree of Chancery Court of Nashville, of record in Minute Book 23, page 304, of said Court; thence with a fence in the northerly boundary line of a lane, North 89 degrees 30 minutes East 296 feet to a post and iron pin in the western boundary line of the property conveyed to Taylor; thence with the said line North 1 degree 45 minutes East 634.5 feet to a cross cut in a rock in a creek bed, said point being in the southern boundary line of the property conveyed to Jones; thence said line North 89 degrees West 374.5 feet to a railroad spike in the center of said Boulevard; thence with the center of said Boulevard South 5 degrees 15 minutes East 649 feet to the beginning, containing 4.90 acres, more or less.

Being the same property conveyed to George Kersey and wife, Mary Kersey, by Warranty Deed from W.G. Burkitt and wife, Bessie Burkitt, of record in Book 2594, page 575, Register's Office Davidson County, Tennessee. The said George Kersey and wife, Mary Kersey having since died, the said George Kersey having preceded the said Mary Kersey, with title vesting in Mary Kersey, as surviving tenant by the entirety. The said property having been devised to George F. Kersey, Jr. pursuant to the Last Will and Testament of Mary O. Kersey, deceased (being one and the same person as Mary Kersey) filed on July 22, 2021 in the Circuit Court of Davidson County, Tennessee (Probate Division) Docket No. 21P1116.

**Tract 2:**
Land in the 5th, formerly 6th, Civil District of Davidson County, Tennessee, being more particularly described as follows: Beginning at a point in the center of Old Hickory Boulevard approximately 3/10 mile of Interstate Highway No. I-24, being Walter Jones southwest corner and the northwest corner of this tract; running with Jones' south line South 85 degrees East 290 feet to a 20" hackberry; thence South 77 degrees 30 seconds East 94 feet to an iron pipe; thence crossing a creek South 2 degrees 17 seconds East 23 feet to an iron stake; thence North 88 degrees 47 seconds West 381 feet to a point in the center of Old Hickory Boulevard; thence with center of same North 0 degrees 13 seconds East 65 feet to the point of beginning, containing 0.47 acres more or less.

Being the same property conveyed to George F. Kersey, by Warranty Deed from Demetra C. Jones, a widow, of record in Book 4419, page 941, Register's Office Davidson County, Tennessee, the said George F. Kersey having since died. Pursuant to the Last Will and Testament of George F. Kersey, Sr. (being one and the same person as George F. Kersey), title to the subject tract or parcel of land was vested in George F. Kersey, Jr. and John C. Kersey, Jr., as Trustees of Marital Trust and Family Trust created under the Last Will and Testament of George F. Kersey, Sr.

Upon the death of his wife, Mary O. Kersey, the Marital Trust and Family Trust terminated, and the Trustees were authorized and directed to the assets of the Trust and distribute the Trust principle, pursuant to the provisions of subject Will.

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

1. 2021 property taxes which have been paid by the Grantor and prorated between the parties, and taxes or special assessments which are not shown as existing liens by the public records
2. Articles of Organization for The Grandview Eight, LLC, a Tennessee limited liability company, of record in Instrument No. 20110804-0059951, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer Easement of record in Book 9554, page 493, Register's Office for Davidson County, Tennessee.
4. All matters shown on Survey dated November 15, 2021, made by Mark E. Lowrance, Registered Land Surveyor, TN RLS 1660, Epps and Associates.
5. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ unimproved ☒ improved property known as:

**13181 Old Hickory Boulevard, Antioch, TN 37013**

(House Number) (Street) (City or Town) (State) (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, its successors and representatives, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, 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.

**[SIGNATURES COMMENCE ON FOLLOWING PAGE]**

**WITNESS** my/our hand(s) this 8th day of December, 2021.

**George F. Kersey, Jr.**

**George F. Kersey, Jr., Co-Trustee**

**John C. Kersey, Jr., Co-Trustee**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

Before me personally appeared George F. Kersey, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on December 8th, 2021.

NOTARY PUBLIC

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

Before me personally appeared George F. Kersey, Jr., and John C. Kersey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, as Co-Trustees of the Marital and Testamentary Trust of George F. Kersey, and acknowledged that they executed the same as their free act and deed, in their capacity as Co-Trustees of the Marital and Testamentary Trust of George F. Kersey.

Witness my hand and official seal on December 8th, 2021.

NOTARY PUBLIC

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY