This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $125,000.00.

Affiant

Subscribed and sworn before me this the 14th day of December, 2021.

Notary Public
My commission expires: July 9, 2022

RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Randy Dennis O'Brien 8463 Whites Creek Pike Joelton, TN 37080	New Owners 8463 Whites Creek Pike Joelton, TN 37080	004-00-0 035.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SUZANNE S. BOZZA, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RANDY DENNIS O'BRIEN AND KAREN LEA O'BRIEN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Commencing at an iron pin, the point of beginning, in the westerly margin of Whites Creek Pike, being thirty feet from the center of said pike and being the northeast corner of Dwight Anthony Proctor (parcel-00400003600);

Thence, with the northerly line of Dwight Anthony Proctor being with a gravel road (parcel-00400003600), S 87°04'57" W, a distance of 543.16' to an iron pin;

Thence, with the northerly line of George Dugger Jr. being with a gravel road (parcel-00400016900), S 87°10'26" W, a distance of 149.90' to an iron pin;

Thence, with the northerly line of Jeffery Eldon Beal being with a gravel road (parcel-00400003800), S 87°37'49" W, a distance of 276.13' to an iron pin;

Thence, with the easterly line of Kevin & Jeanie Moll (parcel-00400016400) and continuing with the easterly line of Donald E. & Claudelle E. Lyall (parcel-00400016300), N 03°57'10" E, a distance of 366.99' to an iron pin;

Karen Johnson Davidson County
Batch# 774875 DEEDWARR
12/16/2021 11:09:00 AM 4 pgs
Fees: $23.00 Taxes: $462.50

20211216-0166346

Thence, with the southerly line of Paul & Cynthia O'Brien (parcel- 00400010400), S 83°28'37" E, a distance of 873.49' to an iron pin;

Thence, with the westerly margin of Whites Creek Road, with a curve to the left, having a central angle of 09°27'52", a radius of 1411.05', a length of 233.08', a cord length of 232.82' and a cord bearing of S 18°46'28" E to the point of beginning, containing 6.17 acres, more or less, according to Boundary Survey of Suzanne S. Bozza Tract by Winston Gaffron Jr., Civil Egineer and Land Surveyor, 8441 Rolling Hills Drive, Nashville, TN 37221, dated 11-01-2021.

Being the same property in survey by Winston Gaffon, Jr. on November 1, 2021, attached hereto.

Being a portion of the same property conveyed to Suzanne S. Bozza, by Executor's Deed dated 06/15/2017, from Suzanne S. Bozza, Executrix for the Estate of Turner L. Suter, of record in Instrument No. 20170626-0064082, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8463 Whites Creek Pike, Joelton, TN 37080.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of December, 2021.

Suzanne S. Bozza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

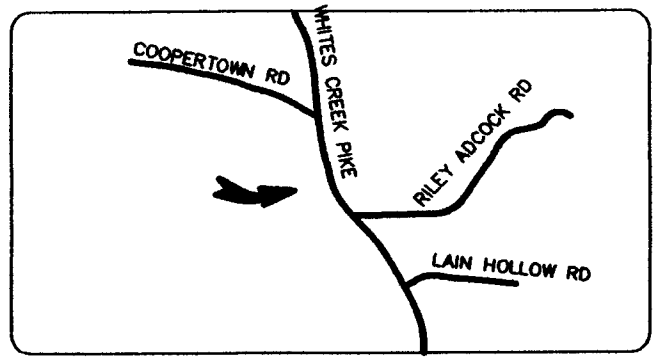
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Suzanne S. Bozza, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2021.

My commission expires:
9.6.22

Notary Public

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY



VICINITY MAP

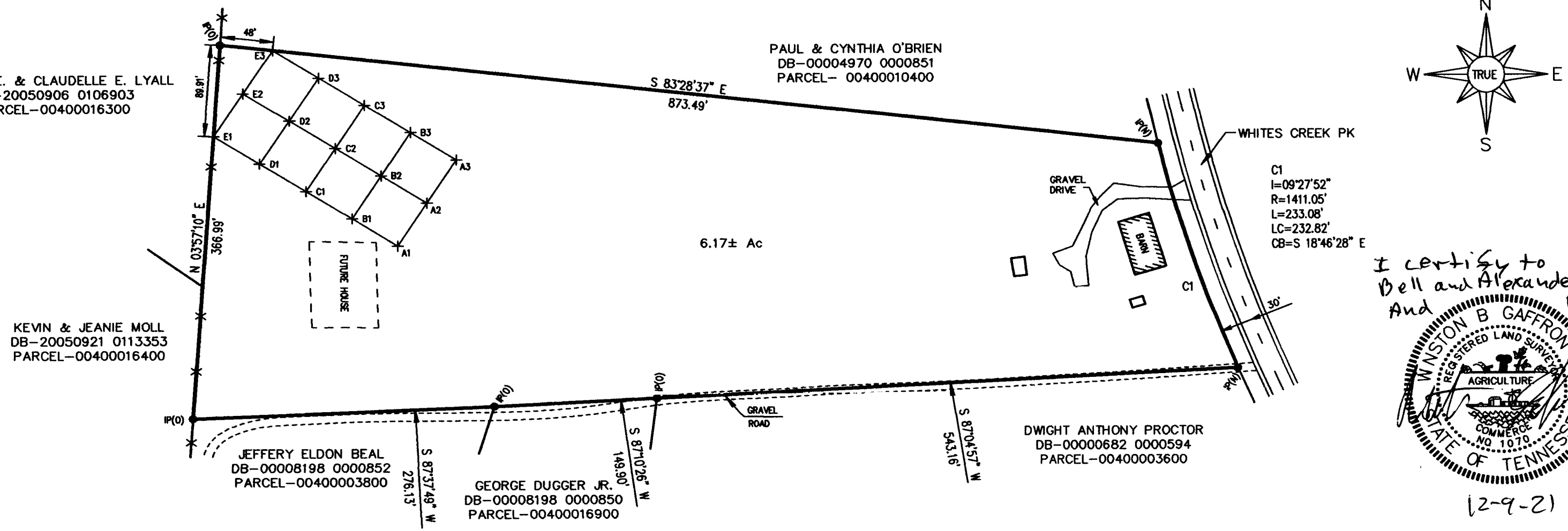
I HEREBY CERTIFY THAT
THE RATIO OF PRECISION
OF THE GRID SURVEY IS
1:10,000+ AS SHOWN HEREON.

WINSTON GAFFRON JR. TN NO. 1070

SOIL GRID= 50' X 50'

NOTES

1. NO TITLE REPORT WAS FURNISHED IN CONJUNCTION WITH THIS SURVEY AND THEREFORE THE SURVEY DEPICTED HEREON IS SUBJECT TO ANY FINDINGS AN ACCURATE TITLE REPORT MAY REVEAL.
2. THIS SURVEY WAS MADE USING THE LATEST RECORDED DEEDS AND PHYSICAL EVIDENCE FOUND IN THE FIELD.
3. ALL DISTANCES AND BEARINGS ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT.
4. ALL UTILITIES AND UTILITY EASEMENTS ARE SHOWN AT APPROXIMATE LOCATIONS.



I certify to
Bell and Alexander T
And Fid
N

WINSTON B GAFFRON JR
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
NO. 1070
STATE OF TENNESSEE

12-9-21

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:39,405+ AS SHOWN HEREON.

WINSTON GAFFRON JR. TN NO. 1070

100 0 100 200
1"=100'

LEGEND

O IP(O)	IRON PIN (OLD)
O IP(N)	IRON PIN (NEW)
O PK(N)	PK NAIL (NEW)
O PIPE(O)	PIPE (OLD)
O POST(O)	POST (OLD)
■ ROW MON(O)	ROW MONUMENT (OLD)
■ PLANTED STONE (O)	PLANTED STONE (O)
•	POINT
X	FENCE

WINSTON GAFFRON JR.
CIVIL ENGINEER AND LAND SURVEYOR
8441 ROLLING HILLS DR.
NASHVILLE, TN 37221
615-646-6073

SOIL GRID PLAN AND
BOUNDARY SURVEY OF

SUZANNE S BOZZA TRACT

6.17± ACRES
8463 WHITES CREEK PK
TAX MAP-4 PARCEL-35.00
DAVIDSON CO. TENN.
11-1-2021

1116