Karen Johnson Davidson County
Batch# 776609 DEEDWARR
12/20/2021 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $333.00
20211220-0167636

Warranty Deed

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $90,000.00. Patricia Green Affiant Subscribed and sworn to before me, this the 9th day of December, 2021. Eliza Whitfield Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Adam & Jacobson Investments, LLC	New Owner(s)	140-061.00
501 Union Street, Suite 526		
Nashville, TN 37219		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEVIN STALNAKER, A SINGLE MAN AND VENUS STALNAKER, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: IUM

LAND in DAVIDSON County, Tennessee, being Tract No. 14, on the unrecorded Plan of the HEATH PROPERTY, and being more particularly described according to a survey by J. BRUCE RAINEY, Surveyor #823, dated July 25, 1995, known as Job #950094, as follows:

BEGINNING at a point in the center line of a 50 foot joint use ingress, egress, and public utility easement, said point of BEGINNING is also a common corner of Tract Nos. 13, 14, and 21, on above referenced Plan; thence leaving the center line of said 50 foot joint use ingress, egress, and public utility easement and with the common line between Tract Nos. 13 and 14, North 44 degrees 42 minutes 19 seconds East 554.34 feet to an iron pin in the southwesterly line of Tract No. 15 of said Plan; thence with the line of Tract No. 15, South 34 degrees 40 minutes 12 seconds East 551.86 feet to an iron pin set in the center line of the said 50 foot joint use ingress, egress, and public utility easement; thence with the center line of said 50 foot joint use ingress, egress, and public utility easement and with the Northerly line of Tract No. 20 on said Plan, the following calls: South 50 degrees 41 minutes 36 seconds West 51.75 feet to an iron pin; thence South 71 degrees 02 minutes 04 seconds West 299.47 feet to an iron pin; thence South 83 degrees 17 minutes 12 seconds West 140.29 feet to an iron pin; thence North 65 degrees 03 minutes 32 seconds West 94.13 feet to an iron pin; thence North 43 degrees 05 minutes 30 seconds West, passing the northern most common corner of Tract Nos. 20 and 21 at 90.18 feet, in all 228.27 feet to the point of BEGINNING.

INCLUDED in the above described tract is that portion of the said 50 foot joint use ingress, egress, and public utility easement along the southerly line of Tract No. 14. Additionally, there is a 15 foot public utility easement located immediately North of and adjacent to the above described 30 foot joint use ingress, egress, and public utility easement.

TOGETHER with the Grantors 1/21st interest in a right-of-way conveyed to them in Book 9842, page 992, as follows:

BEGINNING at a point in the center of POPLAR CREEK ROAD, being the Southeast corner of the Gibson property of record in Book 5324, page 571, Register's Office for DAVIDSON County, Tennessee; thence North 28 degrees 59 minutes 32 seconds East 74.32 feet to an iron pin; thence North 18 degrees 54 minutes 48 seconds West 347.81 feet to an iron pin; thence North 14 degrees 53 minutes 08 seconds West 60.18 feet to an iron pin; thence North 14 degrees 39 minutes 36 seconds East 56.80 feet to an iron pin; thence North 73 degrees 14 minutes 36 seconds East 58.70 feet to an iron pin in the Westerly margin of the Walker property of record in Book 6720, page 102, Register's Office for DAVIDSON County, Tennessee; thence with said Walker property, South 06 degrees 35 minutes 51 seconds West 102.85 feet to an iron pin, being the Northwest corner of Tract No. 1 of the Goodall Bailey Division, Section 1; thence with said Tract No. 1, South 18 degrees 54 minutes 48 seconds East 382.34 feet to an iron pin; thence South 28 degrees 59 minutes 32 seconds West 88.38 feet to a point in the center of Poplar Creek Road; thence with the center of Poplar Creek Road, North 70 degrees 16 minutes 1 second West 50.66 feet to the point of beginning.

Being the same property conveyed to Kevin Stalnaker and wife, Venus Stalnaker by Warranty deed from Curtis M. Groves and wife, Faith J. Groves of record in Instrument No. 200005010043152, Register's Office for Davidson County, Tennessee, dated April 28, 2000 and recorded on May 01, 2000.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 8678 Poplar Creek Road, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of December, 2021.

Kevin Stalnaker

Venus Stalnaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kevin Stalnaker and Venus Stalnaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of December, 2021.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or 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 12/15/2021 (date of document).

Affiant Signature

12/15/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15th day of December, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025