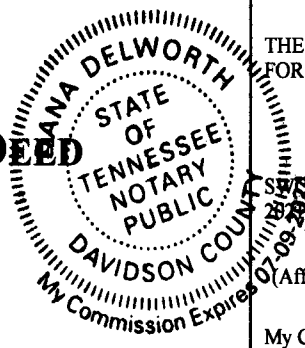
Karen Johnson Davidson County
Batch# 780827 DEEDWARR
12/28/2021 03:57:27 PM 2 pgs
Fees: $13.00 Taxes: $1,868.50
20211228-0170806

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd day of December, 2021

(Affix Seal) Notary Public

My Commission Expires: 07/09/24

2021-2097-1

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ WGR-21-0

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stephen L. Carter and John C. Fox 0 Old Harding Pike Nashville, TN 37221	NEW OWNER	Map/Parcel Portion of 168-00-0-047.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ronald D. Buck**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen L. Carter and John C. Fox, tenants in common with right of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

TRACT 3

Being a parcel of land in the 35th Council-Manic District within the General Services District of Metropolitan Nashville-Davidson County, Tennessee. Being generally located to the north of Highway 100, and Old Harding Pike, west of Lewis Road, south of Griffith Road, and east of Old Harding Lane. Being a portion of the property conveyed to Ronald D. Buck by deed of record In Instrument No. 20211104-0147701, Register's Office of Davidson County, Tennessee. Being more particularly described as follows:

BEGINNING at an Iron Rod (New) in the northerly right-of-way of Old Harding Pike N 85° 12' 59" W, 366.24 feet from the northeasterly quadrant of the intersection of Highway 100 (66' Right-of-Way) and Old Harding Pike (50' Right-of-Way); THENCE, with said Old Harding Pike N 85° 12' 59" W, 193.67 feet to an Iron Rod (New); THENCE, with a severance line the following calls: N 05° 28' 45" W, 939.35 feet to an Iron Rod (New), N 04° 24' 42" E, 766.10 feet to an Iron Rod (New), N 89° 58' 55" E, 277.62 feet to an Iron Rod (New), S 04° 24' 42" W, 711.89 feet to an Iron Rod (New), S 00° 03' 05" E, 1005.34 feet to the POINT OF BEGINNING; Containing 435,719 Square Feet or 10.00 Acres, more or less; according to a survey prepared by Barge Design Solutions, Inc.; Brad Tyson Thomas; RLS No. 2431 dated December 14, 2021; File No. 3773300.

Being a portion of the property conveyed to Ronald D. Buck by deed from Ann Marie Montz and Mary Lois Irene Cobb of record In Instrument No. 20211104-0147701, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County property taxes for the year 2022, and subsequent years, a lien not yet due or payable; Davidson County property taxes for the year 2021, a lien due and payable, with the same having been prorated between the parties hereto and paid; all matters appearing on that certain survey of Tract 3 performed by Barge Design Services, Inc. dated December 14, 2021, Easement of record in Book 11744, Page 693, in the Register's Office for Davidson County, Tennessee, Electrical Permit of record in Book 7417, Page 211, said Register's Office, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is unimproved property known as 0 Old Harding Pike, Nashville, TN 37221 .

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 and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its 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.

Effective the 22nd day of December, 2021.

Ronald D. Buck

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17 day of December, 2021, before me personally appeared ~~Ron~~ Ronald D. Buck, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17 day of December, 2021.

My Commission Expires: 11/16/2024

Notary Public

KATHLEEN HALE MCCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-16-2024