Karen Johnson Davidson County Batch# 785055 DEEDWARR 01/05/2022 01:41:30 PM 3 pgs Fees: $18.00 Taxes: $2,682.50 20220105-0002174	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $725,000.00. Affiant Subscribed and sworn to before me, this 30th day of December, 2021. Notary Public My commission expires: 4-19-2025 (Notary Stamp)

ARYON BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Pinhook Partners, LLC **C/O Paul Budslick**	**New Owner**	**164-00-0-121.00**
908 Marengo Lane		
Nashville, Tennessee 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stephen J. Kozy, a married man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pinhook Partners LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A small tract of land about 11.5 miles Southeast of the City of Nashville, on the Murfreesboro Road, in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, being Lot No. 1 on an unrecorded map, showing subdivision of W. J. Myers' Farm, made September 1, 1919, by Erle Drake, County Surveyor for said County, and according to said map, said Lot No. 1 is described as follows:

Beginning in the center of the Murfreesboro Road at the Southeast corner of said Lot No. 1, also being the Southeast corner of a Tract of 111.36 acres, conveyed by W. J. Myers and wife, to Miller Yett by deed in Book 512, page 143, R.O.D.C., Tenn., and running thence with the center of the Murfreesboro Road, North 45.25 degrees West 25.69 poles to a point, the intersection of the center of a County Road; thence with the center of said Road, as follows: North 47.25 degrees East 7.21 poles; North 60 degrees East 7.48 poles; North 78.5 degrees East 9.39 poles to the Northeast corner of said Lot No. 1; thence leaving said Road and running with the East line of said Lot No. 1, South 6 degrees West 28.52 poles to the beginning, and containing 2 acres.

Being the same property conveyed to Stephen J. Kozy, by Special Warranty Deed, from Suntrust Bank and W. Lipscomb Davis, Jr., co-trustees under the will of Virginia Haley Denis, dated February 7th, 2003, of record in Instrument No. 20030212-0019661, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING TRACTS 1 and 2:

Tract 1:

Beginning at a point in the north right-of-way line of Murfreesboro Road and the east right-of-way line of Pin Hook Road; thence, north 57 degrees east 21' more or less to a point in the north right-of-way line of the new proposed Murfreesboro Road. Thence, south 43 degrees 44' east with said new north right-of-way line, the same being 50 feet north of and parallel to the centerline of Murfreesboro Road, 340 feet more or less to a point in Denis' east property line; thence, south 60 degrees west with Denis' east property line 22 feet more or less to a point in the north right-of-way line of the present Murfreesboro Road. Thence north 43 degrees 44' west along the said present right-of-way line 370 feet more or less, to the point of beginning and containing .16 acres more or less.

Being the same property vested in Davidson County, Tennessee by Order Confirming Report of Jury of View, entered in Minute Book 111, page 199, in the Circuit Court of Davidson County, Tennessee, in the civil action styled, Davidson County, by etc. v. J. W. Denis et ux, Civil Action No. 56429, and recorded August 18, 1959, in Book 2930, page 564, Register's Office for Davidson County, Tennessee.

Tract 2:

A tract of land in the 32nd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being an irregular shaped tract of land owned by Stephen J. Kozy, of Record by Instrument No. 20030212-0019661, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the intersection of the northerly right-of-way margin of Murfreesboro Road (a 100-foot wide right-of-way) and the southerly right-of-way margin of Pin Hook Road (a 55-foot wide right-of-way), said point is the westerly property corner of said Stephen J. Kozy and proceeding as follows:

From the point of beginning and with said southerly right-of-way margin of Pin Hook Road, North 66 degrees 26 minutes 01 seconds East, 61.47 feet; thence leaving said right-of-way margin, making a new line through said Kozy property, South 12 degrees 36 minutes 52 seconds West, 74.68 feet to the northerly right-of-way margin of said Murfreesboro Road; thence with said right-of-way margin, North 39 degrees 39 minutes 25 seconds West, 62.73 feet to the point of beginning and containing 1,853 Square Feet or 0.04 Acres more or less as calculated by the above courses and distances.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Quitclaim Deed, from Stephen J. Kozy, dated March 26th, 2009, of record in Instrument No. 20090415-0034273, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
Easement for Water Mains to Metropolitan Government of Nashville and Davidson County of record in Book 4872, Page 904, Register's Office for Davidson County, Tennessee.
Dedication of Restrictions and Grant of Visibility Corridor of record in Instrument No. 20170608-0057629, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 0 Murfreesboro Pike, Antioch, TN 37013.

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 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this 30th day of December, 2021.

Stephen J. Kozy

Charlene M. Kozy

Charlene M. Kozy, wife of Stephen J. Kozy, joins in the execution of this deed for the purpose of conveying any and all interest that she may have in said property, if any, by virtue of her marriage.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Stephen J. Kozy and Charlene M. Kozy, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2021.

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11-5-2024

File #: 21-632
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, APRIL N. BRADLEY 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 December 30, 20 21.

Affiant Signature

December 30, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of December, 20 21.

Notary's Signature

My Commission Expires: 5/5/2025

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025