Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 789880 DEEDWARR
01/13/2022 12:01:53 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00

20220113-0005131

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
EXPIRES SEPTEMBER 8TH, 2025

O-KW-21-7613

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sandra Reaves, Trustee of the 010110 trust, dated December 28, 2021	**NEW OWNER**	
(NAME) **7613 Chipmunk Ln**	(NAME) 5432 Oak Chase Drive	**113-14-0A-013.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOUIS RESHA, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANDRA REAVES, TRUSTEE OF THE 010110 TRUST, DATED DECEMBER 28, 2021,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot 13 on the survey attached here as "Exhibit A"

Further described as:

Being a parcel of land in the 35th Councilmanic District of Davidson County, Tennessee and located on the south margin of Chipmunk Lane and east of Buffalo Road, this tract is Parcel 013.00CO, belonging to Louis Resha, Jr., Etux, as shown on Map 113-14 A, as evidenced in Deed Book 2875 Page 315 in the Register's Office for Davidson County, Tennessee (RODCT), being more particularly described as follows:

BEGINNING at a point on the centerline of Chipmunk Lane, said point being 390.72 feet east of the intersection of the centerline of Chipmunk Lane with the east margin of the Buffalo Road, and said point being the northeast corner of Parcel 002.00CO, belonging to Johnson, as shown on map 113-14 A, as evidenced in Instrument Number 20160707-0069375, and said point being the northwest corner of the property herein described, and said point being located at Tennessee State Plane coordinates (NAD83-Geoid 2003) North 640,889.95, East 1,679,905.51, thence:

1) With the centerline of Chipmunk Lane, and following the north line of the property herein described, South 83 degrees 24 minutes 00 seconds East a distance of 37.32 feet to a point, thence:
2) Continuing with the centerline of Chipmunk Lane, and with the north line of the property herein described, South 70 degrees 28 minutes 01 seconds East, a distance of 132.81 feet to a point, and said point being the northeast corner of the property herein described, and said point being the northwest corner of Parcel 005.00CO , belonging to Louis Resha, Jr. , Etux, as shown on Map 113-14 A, as evidenced in Deed Book 2875 Page 315 in the Register's Office for Davidson County, Tennessee (RODCT), thence:
3) Leaving the centerline of Chipmunk Lane, and with the east line of the property herein described, and with the west line of said Parcel 005.00CO, South 22 degrees 52 minutes 35 seconds East, passing an iron pin at a distance of 33.85 feet, a total distance of 597.77 feet to an iron pin, said iron pin being the southwest corner of said parcel 005.00CO and said iron pin being the northwest corner of parcel 006.00CO, belonging to Louis Resha, Jr. , Etux, as shown on Map 113-14 A, as evidenced in Deed Book 2875 Page 315 in the Register's Office for Davidson County, Tennessee (RODCT), thence:
4) Continuing with the east line of the property herein described, and with the west line of said Parcel 006.00CO, South 18 degrees 50 minutes 19 seconds West, a distance of 458.84 feet to a concrete monument , said concrete monument being the southwest corner of Parcel 006.00CO, and said concrete monument being the southeast corner of the property herein described, and said concrete monument being the northeast corner of parcel 012.00CO, belonging to Louis Resha, Jr. , Etux, as shown on Map 113-14 A, as evidenced in Deed Book

2875 Page 315 in the Register's Office for Davidson County, Tennessee (RODCT), thence:

5) Continuing with the south line of the property herein described, and with the north line of said Parcel 012.00CO, North 84 degrees 24 minutes 25 seconds West, a distance of 212.01 feet to a concrete monument, said concrete monument being the southwest corner of the property herein described, and said concrete monument being the northwest corner of said Parcel 012.00CO, and said concrete monument being the easternmost point of Parcel 011.00CO, belonging to Wilson, as shown on Map 113-14 A, as evidenced in Instrument Number 20180302-0020047 in the Register's Office for Davidson County, Tennessee (RODCT), thence:
6) Continuing with the west line of the property herein described, and with the east line of said Parcel 0011.00CO, North 25 degrees 53 minutes 13 seconds West, a distance of 380.05 feet to an iron pin, said iron pin being the westernmost point of the property herein described, and said iron pin being the southeast corner of parcel 001.00CO, belonging to Louis Resha, Jr. , Etux, as shown on Map 113-14 A, as evidenced in Deed Book 2875 Page 315 in the Register's Office for Davidson County, Tennessee (RODCT), and said iron pin being the southernmost corner of said Parcel 002.00CO, thence:
7) Continuing with the west line of the property herein described, and with the east line of said Parcel 002.00CO, North 11 degrees 00 minutes 04 seconds East, passing an iron pin at a distance of 659.17 feet, a total distance of 683.70 feet to a point, said point being the BEGINNING, containing 8.1303 acres or 354,159 square feet more or less, according to a survey by Jesse E. Walker, RLS dated January 06,2021.

Being a portion of the same property conveyed to Louis Resha, Jr., and wife, Joan H. Resha by Warranty Deed from Baxter Hooper and wife, Madge Hooper of record in Book 2875, page 315, Register's Office for Davidson County, Tennessee, dated February 03, 1959 and recorded on February 04, 1959. Joan H. Resha also known as Jeaune Renee Hooper Resha having since died April 20, 1969, leaving Louis Resha, Jr as the surviving tenant by the entirety.

This conveyance is subject to:

- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 220, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5525, Page 600, Book 10033, Page 80 and Instrument No. 20160226-0018559, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Electric Easement of record in Instrument Number 20160226-0018571, in the Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 5525, Page 603, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 100346, Page 493, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This is **unimproved** property known as: **7613 Chipmunk Ln, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28 DAY OF DECEMBER, 2021.

Louis Resha, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

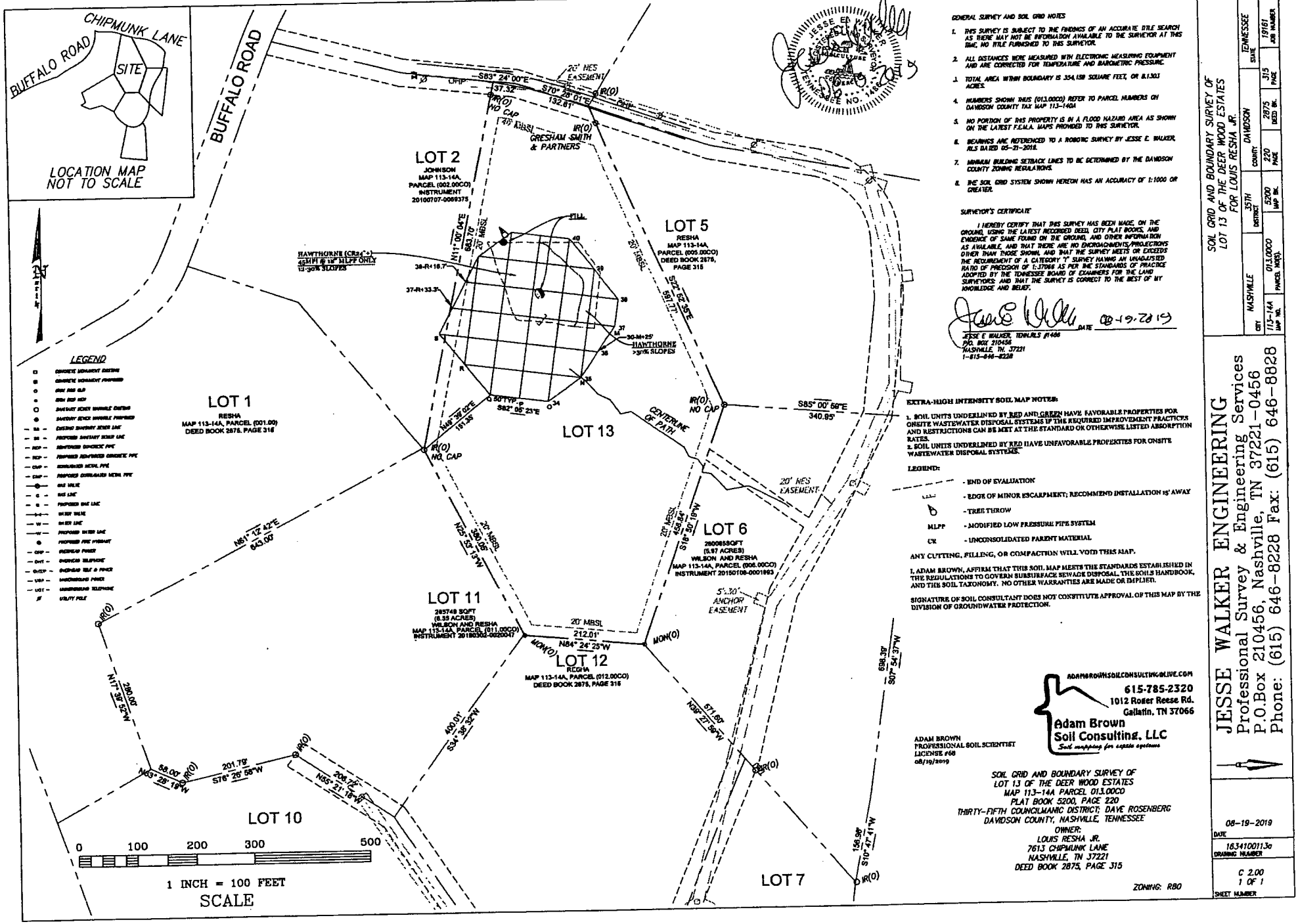
Witness my hand and official seal, this the 28th of December, 2021.

Notary Public
My Commission Expires _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Exhibit A



GENERAL SURVEY AND SOIL GRID NOTES

1. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH AS THERE MAY NOT BE INFORMATION AVAILABLE TO THE SURVEYOR AT THIS TIME. NO TITLE FURNISHED TO THIS SURVEYOR.
2. ALL DISTANCES WERE MEASURED WITH ELECTRONIC MEASURING EQUIPMENT AND ARE CORRECTED FOR TEMPERATURE AND BAROMETRIC PRESSURE.
3. TOTAL AREA WITHIN BOUNDARY IS 354,158 SQUARE FEET, OR 8.130± ACRES.
4. NUMBERS SHOWN THUS (013.00CO) REFER TO PARCEL NUMBERS ON DAVIDSON COUNTY TAX MAP 113-14A
5. NO PORTION OF THIS PROPERTY IS IN A FLOOD HAZARD AREA AS SHOWN ON THE LATEST F.E.M.A. MAPS PROVIDED TO THIS SURVEYOR.
6. BEARINGS ARE REFERENCED TO A ROBOTIC SURVEY BY JESSE E. WALKER, RLS DATED 05-21-2019.
7. MINIMUM BUILDING SETBACK LINES TO BE DETERMINED BY THE DAVIDSON COUNTY ZONING REGULATIONS.
8. THE SOIL GRID SYSTEM SHOWN HEREON HAS AN ACCURACY OF 1:1000 OR GREATER.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE, ON THE GROUND, USING THE LATEST RECORDED DEED, CITY PLAT BOOKS, AND EVIDENCE OF SAME FOUND ON THE GROUND, AND OTHER INFORMATION AS AVAILABLE, AND THAT THERE ARE NO ENCROACHMENTS/PROJECTIONS OTHER THAN THOSE SHOWN, AND THAT THE SURVEY MEETS OR EXCEEDS THE REQUIREMENT OF A CATEGORY 'I' SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF 1:37068 AS PER THE STANDARDS OF PRACTICE ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR THE LAND SURVEYORS: AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jesse E Walker 08-19-2019

JESSE E WALKER, TENNLRLS #1466
P.O. BOX 210456
NASHVILLE, TN 37221
1-615-646-8228

EXTRA-HIGH INTENSITY SOIL MAP NOTES:

1. SOIL UNITS UNDERLINED BY RED AND GREEN HAVE FAVORABLE PROPERTIES FOR ONSITE WASTEWATER DISPOSAL SYSTEMS IF THE REQUIRED IMPROVEMENT PRACTICES AND RESTRICTIONS CAN BE MET AT THE STANDARD OR OTHERWISE LISTED ABSORPTION RATES.
2. SOIL UNITS UNDERLINED BY RED HAVE UNFAVORABLE PROPERTIES FOR ONSITE WASTEWATER DISPOSAL SYSTEMS.

LEGEND:

- EOE - END OF EVALUATION
- EME - EDGE OF MINOR ESCARPMENT; RECOMMEND INSTALLATION 15' AWAY
- TT - TREE THROW
- MLPP - MODIFIED LOW PRESSURE PIPE SYSTEM
- CR - UNCONSOLIDATED PARENT MATERIAL

ANY CUTTING, FILLING, OR COMPACTION WILL VOID THIS MAP.

I, ADAM BROWN, AFFIRM THAT THIS SOIL MAP MEETS THE STANDARDS ESTABLISHED IN THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL, THE SOILS HANDBOOK, AND THE SOIL TAXONOMY. NO OTHER WARRANTIES ARE MADE OR IMPLIED.

SIGNATURE OF SOIL CONSULTANT DOES NOT CONSTITUTE APPROVAL OF THIS MAP BY THE DIVISION OF GROUNDWATER PROTECTION.

ADAMBROWNSOILCONSULTING@LIVE.COM
615-785-2320
1012 Roser Reese Rd.
Gallatin, TN 37066
Adam Brown
Soil Consulting, LLC
Soil mapping for septic systems

ADAM BROWN
PROFESSIONAL SOIL SCIENTIST
LICENSE #68
08/19/2019

SOIL GRID AND BOUNDARY SURVEY OF
LOT 13 OF THE DEER WOOD ESTATES
MAP 113-14A PARCEL 013.00CO
PLAT BOOK 5200, PAGE 220
THIRTY-FIFTH COUNCILMANIC DISTRICT: DAVE ROSENBERG
DAVIDSON COUNTY, NASHVILLE, TENNESSEE
OWNER:
LOUIS RESHA JR.
7613 CHIPMUNK LANE
NASHVILLE, TN 37221
DEED BOOK 2875, PAGE 315

ZONING: R80

SOIL GRID AND BOUNDARY SURVEY OF
LOT 13 OF THE DEER WOOD ESTATES
FOR LOUIS RESHA JR.

CITY	COUNTY	STATE	JOB NUMBER
NASHVILLE	DAVIDSON	TENNESSEE	19161
DISTRICT		PAGE	DEED BK.
35TH		315	2875
MAP NO.	PARCEL NO(S).	MAP BK.	PAGE
113-14A	013.00CO	5200	220

JESSE WALKER ENGINEERING
Professional Survey & Engineering Services
P.O.Box 210456, Nashville, TN 37221-0456
Phone: (615) 646-8228 Fax: (615) 646-8828

08-19-2019
DATE
1634100113a
DRAWING NUMBER
C 2.00
1 OF 1
SHEET NUMBER