Karen Johnson Davidson County
Batch# 792414 DEEDWARR
01/18/2022 03:10:30 PM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20220118-0006983

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is **$800,000.00.**

Affiant

Subscribed and sworn to before me
This 29th day of October, 2021.

Notary Public

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 3-6-2024

My Commission Expires: 03/06/24

Address New Owners as:	Tax Bill To:	Map / Parcel
Swetts Real Estate Investments, Inc. 4514 Clarksville Pike Nashville TN 37218	New Owner	049 00 0 028.00

This instrument prepared by: **Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. This instrument is being prepared from information furnished by the parties without benefit of a title examination.**

FOR AND IN CONSIDERATION of the sum of Ten Dollars **($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Nicholas D. Moore** (The "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **Swetts Real Estate Investments, Inc., a Tennessee corporation** (The "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

See attached "EXHIBIT A" for complete legal description.

BEING the same property conveyed to Nicholas D. Moore by Affidavit of Heirship of record in Instrument No. 20200504-0046234, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved property, commonly known as 4643 Clarksville Pike, Nashville, TN 37218.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor has lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his successors, and assigns to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Executed on this 29 day of October, 2021.

Nicholas D. Moore

ACKNOWLEDGEMENTS

STATE OF Tennessee }
official
COUNTY OF Davidson }

Personally appeared before, the undersigned, a Notary Public in and for said County and State, **Nicholas D. Moore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

Notary Public My Commission Expires: 03-08-24

WITNESS my hand and seal on this 29th *day of* October, 2021.

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2024

Exhibit A

BEGINNING AT THE NORTHWESTERLY CORNER OF CLARKSVILLE HWY AND STEVENS LANE:

THENCE N 81 18 30 W 656.65 FEET TO AN IRON PIN;

THENCE N 46 13 55 W 274.00 FEET TO AN IRON PIN;

THENCE N 35 42 28 W 172.63 FEET TO AN IRON PIN;

THENCE S 84 48 22 E 722.41 FEET TO AN IRON PIN;

THENCE S 00 20 54 E 108.50 FEET TO AN IRON PIN;

THENCE S 83 05 01 E 251.00 FEET TO AN IRON PIN;

THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 8559.40 FEET, 225.85 FEET TO THE POINT OF BEGINNING CONTAINING 5.41 ACRES

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 29, 2021.

J. Carlton Drumwright

October 29, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 29, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY