Karen Johnson Davidson County
Batch# 798782 DEEDWARR
02/02/2022 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220202-0012106

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Green Dev 2009, LLC	SEND TAX BILLS TO: Green Dev 2009, LLC	MAP-PARCEL NUMBERS
(NAME) 4803 Gallatin Pike	(NAME) 4803 Gallatin Pike	05816000100
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Margaret B. Hughes, a single woman**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Green Dev 2009, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a Parcel of Land in Nashville, Davidson County, Tennessee, being a northerly portion of Lot No. 21 of Block "DD" on the Revised Map of Fairview Subdivision, as of record in Book 1130, page 54, Register's Office of Davidson County, Tennessee (RODC), bounded on the west by Lot No. 20 of Block "DD" on the Revised Map of Fairview Subdivision, as of record in Plat Book 1130, Page 51 (RODC), bounded on the north by Donovan L. Etheridge and Kimberlee D. Wyche Etheridge, as of record in Instrument Number 20130614-0061251 (RODC), bounded on the east by The Barrington Group, as of record in Instrument Number 19991221-0305916 (RODC), and bounded on the south by the northerly margin of an Unnamed and Unimproved 50' Right-of-Way that is depicted on Metro's Major Thoroughfare Plan GIS Mapping, and being a 50' Ingress/Egress Easement serving Parcel 1.00 on Davidson County Tax Map 58-16, as of record in Instrument Number 20201006-0115378 (RODC), and being more particularly described as follows: Beginning at a found Iron Rod in the northerly margin of Cedar Circle, said Iron Rod being the common corner of Lots Nos. 20 and 21 of said Block "DD" on the Revised Map of Fairview Subdivision;

Thence, with the common line between said Lot Nos. 20 and 21, N23°32'47"W, 405.25 feet to an found Iron Rod, being the common corner between said Lot Nos. 20 and 21;

Thence, with a common line with said Donovan L. Etheridge & Kimberlee D. Wyche Etheridge, N55°10'15"E, 401.39 feet to an found Iron Rod, being the northeast corner of said Lot No. 21 of Block "DD" on the Revised Map of Fairview Subdivision, and also being the northeast corner of the tract described herein;

Thence, with a common line with said The Barrington Group, S23°26'44"E, 407.09 feet to an found Iron Rod, said Iron Rod being the northeast corner of the easterly terminus of said Unnamed and Unimproved 50' Right-of-Way, and being the southeast corner of the tract described, herein

Thence, with the northerly margin of said Unnamed and Unimproved 50' Right-of-Way, S55°24'35"W, 400.33 feet to the Point of Beginning.

Containing 159,708 square feet, or 3.666 Acres, more or less.

Bearings are based on the Tennessee State Plane Coordinate System.

Survey Completed January 20, 2022 by Jeffrey K Kimbro TRLS No 1756.

Being the same property conveyed to John L. Hughes and wife, Margaret B. Hughes by Warranty deed from Grant Vaughn and wife, Jean Vaughn of record in Book 4703, page 675, Register's Office for Davidson County, Tennessee, dated April 26, 1973 and recorded on April 26, 1973.

Final Decree Confirming Sale recorded on November 01, 1996 and recorded in Book 10246, Page 118; Decree for Redemption of record in Instrument Number 200007260073766, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located of record in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

<u>This is unimproved property know as 0 Cedar Circle, Nashville, TN 37218.</u>

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 we do covenant with 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 hand this 21st day of January, 2022.

Margaret B. Hughes

Margaret B. Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Margaret B. Hughes**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 21ST day of January, 2022

Jacqueline G Brown

Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 January ____, 2022.

Affiant Signature

1/21/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of January, 2022.

Notary's Signature Jacqueline G Brown (Notary Seal)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 3-8-22