This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $315,000.00.

Affiant

Subscribed and sworn before me this the 20th day of January, 2022.

Notary Public
My commission expires: July 9, 2022

RACHEL GIVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address of New Owner:
Western Property Group LLC
8442 McCrory Lane
Nashville, TN 37221

Send Tax Bill to:
New Owner

Tax Information:

Karen Johnson Davidson County
Batch# 799598 DEEDWARR
02/03/2022 10:10:33 AM 11 pgs
Fees: $68.00 Taxes: $1,165.50

20220203-0012804

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ESTATE OF CLARA FAYE TALBERT BROWN, SUSIE BROWN ADKERSON, TRUSTEE OF THE CLARA FAYE TALBERT BROWN TESTAMENTARY TRUST, AND SUSIE BROWN ADKERSON, PHILIP L. BROWN, III, ABBIE FAYE ADKERSON, ZACAREY JOHN ADKERSON, ASHLEY RENEE BROWN, MEGAN NECHOLE BROWN AND JOHN SCOTT PHILIP BROWN, INDIVIDUALLY AS BENEFICIARIES OF THE ESTATE OF CLARA FAYE TALBERT BROWN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WESTERN PROPERTY GROUP LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

TRACT 1 (Map/Parcel 141-00-0 022.00):
BEING A TRACT OF LAND IN THE THIRTY-FIFTH COUNCILMANIC DISTRICT OF METRO-NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO CLARA FAYE TALBERT BROWN, AS EVIDENCED IN INSTRUMENT NO. 20071126-0136947, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN.). SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH IRON PIPE OLD IN THE CENTER OF OLD McCRORY LANE, BEING IN THE NORTH BOUNDARY LINE OF PARCEL 26.00, THE MILDRED DEAL BROWN PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20130605-0056675, R.O.D.C., TN, SAID PIPE ALSO BEING THE SOUTHWEST BOUNDARY CORNER OF PARCEL 23.00, THE MILDRED DEAL BROWN PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20130605-0056673, R.O.D.C., TN.; THENCE, WITH THE CENTER OF THE SAID OLD ROAD, SOUTH 70 DEG 59 MIN 56 SEC WEST, AT A DISTANCE OF 108.54 FEET TO A P.K. NAIL NEW & WASHER AT OLD CHISLED "X" IN ROCK OUTCROP, SAID P.K. NAIL BEING THE SOUTHEAST BOUNDARY CORNER OF PARCEL 21.00, THE CLARA FAYE TALBERT BROWN PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20071126-0136948, R.O.D.C., TN.; THENCE, WITH THE COMMON BOUNDARY OF THE SAID PARCEL 21.00 AND THE HEREIN DESCRIBED, NORTH 07 DEG 57 MIN 50 SEC WEST, AT A DISTANCE OF 345.62 FEET TO A 30 INCH WALNUT IN THE SOUTH BOUNDARY OF PARCEL 118.00, THE MICHELLE MORACZEWSKI-POAG et vir PROPERY, AS EVIDENCED IN INSTRUMENT NO. 20151008-0102735, R.O.D.C., TN.; THENCE, WITH THE SOUTH BOUNDARY OF THE SAID PARCEL 118.00, SOUTH 83 DEG 59 MIN 45 SEC EAST, AT A DISTANCE OF 180.49 FEET TO A GRADER BLADE OLD, BEING THE NORTHWEST BOUNDARY CORNER OF THE SAID PARCEL 23.00; THENCE, WITH THE WEST BOUNDARY OF THE SAID PARCEL 23.00, SOUTH 05 DEG 44 MIN 52 SEC WEST, AT A DISTANCE OF 289.52 FEET TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND COMPANY, INC., JOB NO. 21-053, DATED MARCH 26, 2021.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR OLD McCRORY LANE.

SBA

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO ALL MATTERS SHOWN ON A BOUNDARY SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND COMPANY, INC., JOB NO. 21-053, DATED MARCH 26, 2021.

Being the same property conveyed to Clara Faye Talbert Brown, by deed dated 11/23/2007, from The Estate of Philip Brown, Jr., Clara Faye Talbert Brown, Administratrix, of record in Instrument No. 20071126-0136947, Register's Office for said County.

TRACT 2 (Map/Parcel 141-00-0 021.00):
BEING A TRACT OF LAND IN THE THIRTY-FIFTH COUNCILMANIC DISTRICT OF METRO-NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO CLARA FAYE TALBERT BROWN, AS EVIDENCED IN INSTRUMENT NO. 20071126-0136948, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN.). SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL NEW & WASHER AT OLD CHISLED "X" IN ROCK OUTCROP IN THE CENTER OF OLD McCRORY LANE, BEING IN THE NORTH BOUNDARY LINE OF PARCEL 26.00, THE MILDRED DEAL BROWN PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20130605-0056675, R.O.D.C., TN., SAID P.K. NAIL BEING THE SOUTHWEST BOUNDARY CORNER OF PARCEL 22.00, THE CLARA FAYE TALBERT BROWN, AS EVIDENCED IN INSTRUMENT NO. 20071126-0136947, R.O.D.C., TN.; THENCE, WITH THE SAID CENTERLINE OF OLD McCRORY LANE AND THE NORTH BOUNDARY OF PARCEL 26.00, SOUTH 70 DEG 07 MIN 58 SEC WEST, AT A DISTANCE OF 34.62 FEET TO A CAPPED IRON ROD NEW IN THE NORTHERLY MARGIN OF McCRORY LANE, AT A DISTANCE OF 50 FEET FROM THE CENTER OF THE SAID LANE; THENCE, WITH THE SAID NORTHERLY MARGIN, NORTH 71 DEG 17 MIN 34 SEC WEST, AT A DISTANCE OF 69.52 FEET TO A POINT; THENCE, WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 600.93 FEET, AN ARC LENGTH OF 236.83 FEET, AND A CHORD BEARING OF NORTH 60 DEG 00 MIN 10 SEC WEST, AT A CHORD DISTANCE OF 235.30 FEET TO A CAPPED IRON ROD NEW, SAID ROD LYING NORTH 32 DEG 02 MIN 17 SEC EAST, AT A DISTANCE OF 20.25 FEET FROM A CAPPED IRON ROD OLD, RLS#1786, BEING THE MONUMENTED SOUTHEAST BOUNDARY CORNER OF PARCEL 118.00, THE MICHELLE MORACZEWSKI-POAG et vir PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20151008-0102735, R.O.D.C., TN.; THENCE, WITH THE EAST BOUNDARY LINE OF THE SAID PARCEL 118.00, NORTH 32 DEG 02 MIN 17 SEC EAST, AT A DISTANCE OF 293.43 FEET TO A 26 INCH HICKORY; THENCE, WITH THE SOUTH BOUNDARY OF THE SAID PARCEL 118.00, SOUTH 70 DEG 39 MIN 42 SEC EAST, AT A DISTANCE OF 104.54 FEET TO A 30 INCH WALNUT, BEING THE NORTHWEST BOUNDARY CORNER OF THE SAID PARCEL 22.00; THENCE, WITH THE COMMON BOUNDARY OF THE SAID PARCEL 22.00 AND THE HEREIN DESCRIBED, SOUTH 07 DEG 57 MIN 50 SEC EAST, AT A DISTANCE OF 345.62 FEET TO THE POINT OF BEGINNING, CONTAINING 1.63 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND COMPANY, INC., JOB NO. 21-053, DATED MARCH 26, 2021.

Being the same property conveyed to Clara Faye Talbert Brown, by deed dated 11/23/2007, from The Estate of Philip Brown, Jr., Clara Faye Talbert Brown, Administratrix, of record in Instrument No. 20071126-0136948, Register's Office for said County.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR McCRORY LAND AND OLD McCRORY LANE.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO ALL MATTERS SHOWN ON A BOUNDARY SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND COMPANY, INC., JOB NO. 21-053, DATED MARCH 26, 2021.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8442 McCrory Lane, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

SBA

Witness my hand this the 26th day of January, 2022.

Susie Brown Adkerson, Executrix
Susie Brown Adkerson, Executrix

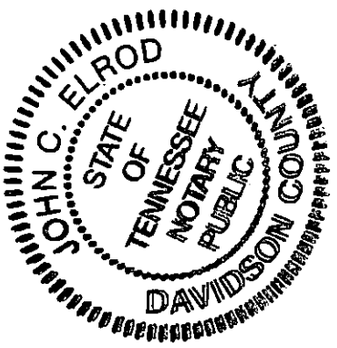
STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Susie Adkerson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HERSELF to be the EXECUTRIX of the within named bargainor, a ESTATE OF Clara Faye Talbert Brown, and that SHE, as such EXECUTRIX, executed the foregoing instrument for the purposes therein contained by signing the name of the ESTATE OF Clara Faye Talbert Brown by the said Susie Brown Adkerson as such EXECUTRIX.

Witness my hand and official seal this 26th day of January, 2022.

My Commission Expires: _____
Notary Public



Witness my hand this the 26th day of January, 2022.

Susie Brown Adkerson
Susie Brown Adkerson

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Estate of Clara Faye Talbert Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of January, 2022.

My commission expires:
7/9/2024

_____
Notary Public

Susie Brown Adkerson, Trustee of the Clara Faye Talbert Brown Testamentary Trust

Susie Brown Adkerson, Trustee
Susie Brown Adkerson, Trustee



STATE OF Tennessee

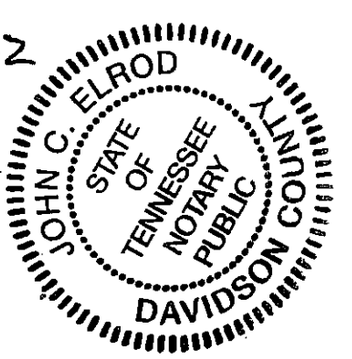
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Susie Adkerson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HERSELF to be the TRUSTEE of the within named bargainor, Clara Faye Talbert Brown Testamentary Trust, and that SHE, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the Clara Faye Talbert Brown Testamentary Trust by the said Susie Brown Adkerson as such TRUSTEE.

Witness my hand and official seal this 26th day of January, 2022

My Commission Expires:
7/9/2024

_____
Notary Public



Witness my hand this the 25 day of January, 2022.

Abbie Faye Adkerson

Abbie Faye Adkerson

STATE OF ~~Tennessee~~ Idaho CO

COUNTY OF Latah

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Abbie Faye Adkerson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of January, 2022.

My Commission Expires: 12-10-24 Carissa Orr

Notary Public

CARISSA ORR
COMMISSION # 20182412
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES DEC. 10, 2024

Witness my hand this the 25 day of January, 2022.

Zacarey John Adkerson

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Zacarey John Adkerson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of Jan, 2022.

My Commission Expires: Nov 8, 2022

Notary Public

JOHN ELBEBLAWY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

1/25/22

Witness my hand this the 24th day of January, 2022.

Abbie Faye Adkerson

Abbie Faye Adkerson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Abbie Faye Adkerson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____, 2022.

My Commission Expires: _____

Notary Public

Witness my hand this the 25th day of January, 2022.

Megan Brown

Megan Nechole Brown

RAYANN LEWIS
MY COMMISSION
EXPIRES ON
12-28-2025
NOTARY PUBLIC
STATE OF DELAWARE

STATE OF Delaware

COUNTY OF Kent

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Megan Nechole Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of January 2022.

My Commission Expires: 12/28/2025

Notary Public

Witness my hand this the 25th day of January, 2022.

John Scott Philip Brown

STATE OF Texas

COUNTY OF Hunt

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Scott Philip Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of January, 2022

My Commission Expires: August 7, 2025

Notary Public

STEFANIE MARIE HOLDING
Notary ID #131237053
My Commission Expires
August 7, 2025

Witness my hand this the 25 day of January, 2022.

Philip L. Brown, III

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Philip L. Brown, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of January, 2022.

My commission expires: 3/2022

Brianna Sieck
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

Notary Public

Witness my hand this the 25 day of JANUARY, 2022.

Ashley Renee Brown

STATE OF TN

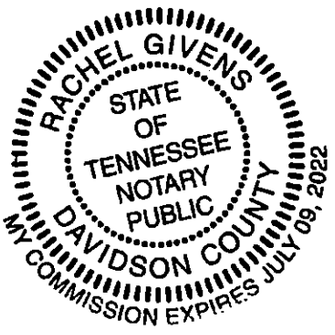
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ashley Renee Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of Jan, 2022.

My Commission Expires:

Notary Public

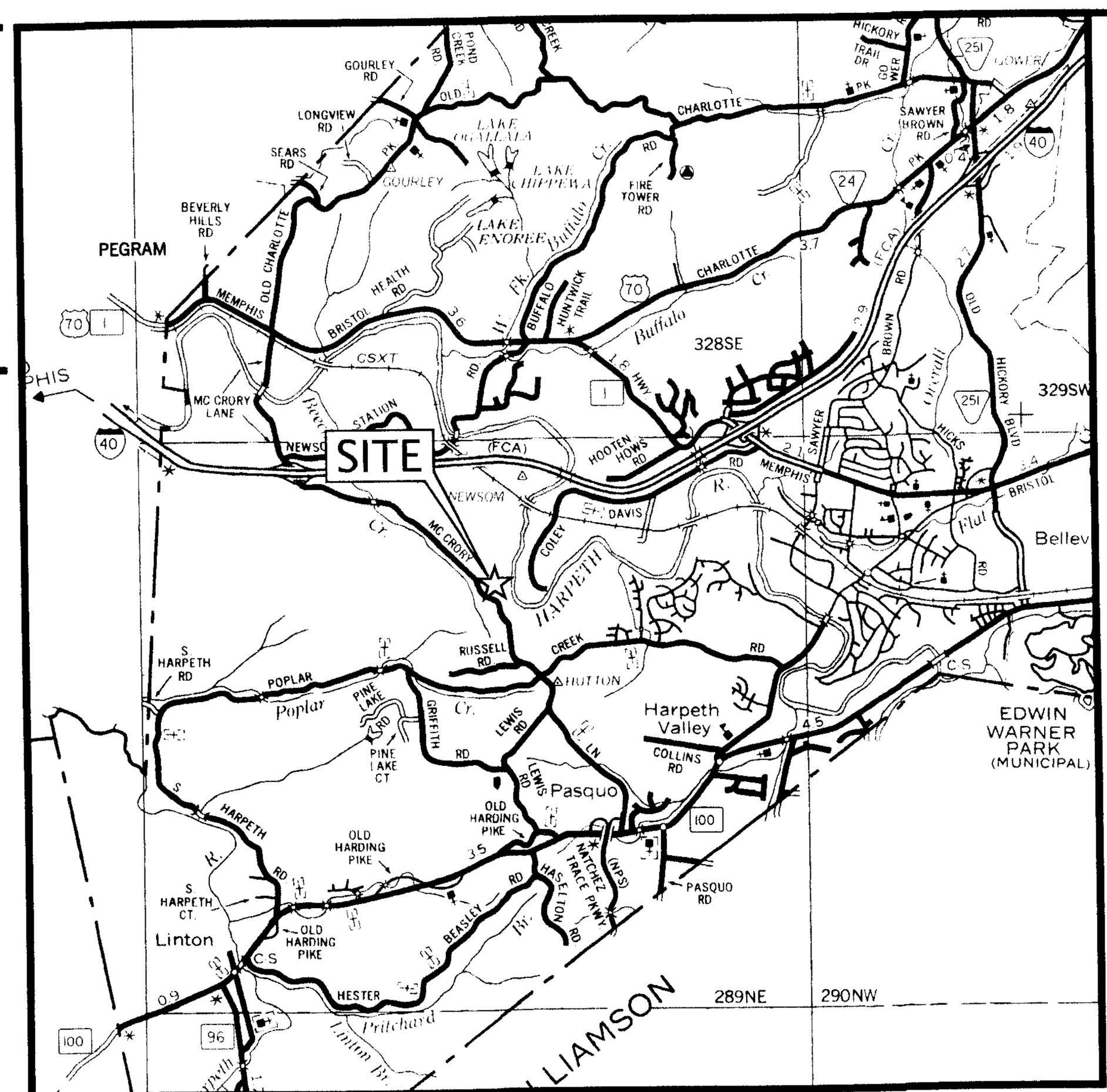


(SEE NOTE 5)

LEGEND *(Typical)*

- CIR(N) XLCI CAPPED IRON ROD (New)
- CIR(O) CAPPED IRON ROD (Old)
- CRM(N) XLCI CONC. MONUMENT (New)
- CRM(O) XLCI CONC. MONUMENT (Old)
- IR(O) IRON ROD (Old)
- IP(O) IRON PIPE (Old)
- CM(O) CONCRETE MONUMENT (Old)
- PK(N) P.K. NAIL (New)
- PK(O) P.K. NAIL (Old)
- WFP(O) WOOD FENCE POST (Old)
- MFP(O) METAL FENCE POST (Old)
- RR(O) R.R. SPIKE (Old)
- METAL T-POST (Old)
- FLAT IRON (Old)
- CHANNEL IRON (Old)
- ANGLE IRON (Old)
- AXLE (Old)
- SET STONE (Old)
- ROCK FILL (Old)
- POINT
- POWER POLE
- POWER POLE w/ LIGHT
- GUY ANCHOR
- FIRE HYDRANT
- WATER VALVE
- BOUNDARY TREE
- GAS VALVE
- SEWER CLEAN-OUT
- SEWER MANHOLE
- SEWER METER OR VALVE
- TELEPHONE PEDESTAL
- GAS METER
- WATER METER
- WELL
- LOT OR TRACT NUMBER
- (XX.XX) PARCEL NUMBER
- LOW PRESSURE / FORCE MAIN
- SEWER LINE
- GAS LINE
- WATER LINE
- O.H. POWER / TELE. LINE
- WIRE FENCE (TYPICAL USE)
- CHAINLINK FENCE
- WOOD FENCE
- CONTROL ACCESS FENCE
- STREAM / DITCH
- PIPE OR CULVERT
- PROPERTY LINE
- MARKED PROPERTY LINE
- FENCED PROPERTY LINE
- CENTERLINE
- MIN. BUILDING SETBACK LINE
- EASEMENT LINE
- STREET ADDRESS
- ASPHALT/CONC. SURFACE
- CONCRETE SURFACE
- PROPOSED EASEMENT
- EXISTING EASEMENT

LEGEND FOOTNOTES:
* ALL IRON RODS/PIPES ARE AN ½" IN DIAMETER, UNLESS NOTED OTHERWISE.



VICINITY MAP
Not To Scale

SURVEYOR'S NOTES

1. SUBJECT PROPERTY IS IDENTIFIED AS PARCEL'S 21.00 & 22.00, AS SHOWN ON DAVIDSON COUNTY TAX MAP NUMBER 141-00. PARCEL NUMBERS SHOWN THUS ( ), REFER TO DAVIDSON COUNTY TAX MAP NUMBER 141-00.
2. PARCEL 21.00 OF THE SUBJECT PROPERTY AS SHOWN IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR McCRORY LANE AND PARCEL'S 21.00 & 22.00 OF THE SUBJECT PROPERTY AS SHOWN IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR OLD McCRORY LANE.
3. SUBJECT PROPERTY AS SHOWN IS CURRENTLY ZONED AR2A, AND IS SUBJECT TO THE CURRENT ZONING ORDINANCE FOR METRO-NASHVILLE, DAVIDSON COUNTY.
4. SUBJECT PROPERTY AS SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS EVIDENCED ON MAP No. 47037C0328H AND 47037C0336H, EFFECTIVE DATE APRIL 05, 2017.
5. BEARINGS AS SHOWN ARE BASED UPON A DUAL FREQUENCY TDOT NETWORK ADJUSTED RTK GPS OBSERVATION, AT THE TIME OF THE SURVEY USING AN SP80 WITH A REGION OF US-SPC83, A ZONE OF TN4100, A DATUM OF NAD1983(CONUS) AND A GEOID03(CONUS), IN ORDER TO RECTIFY GRID NORTH FOR THE SUBJECT BOUNDARY TRAVERSE, THAT EXCEEDS 180 EPOCHS FOR TWO TRAVERSE CONTROL POINTS. THE RELATIVE POSTIONAL PRECISION DOES NOT EXCEED 0.04 FEET.
6. THE DIAMETER AND WIDTH OF ALL DRIVEWAY CULVERTS SHALL BE DETERMINED BY THE ROADS DEPARTMENT FOR DAVIDSON COUNTY.
7. ALL FEATURES SHOWN HEREON ARE EXISTING AT THE TIME OF THE SURVEY, UNLESS NOTED OTHERWISE.
8. TITLE COMMITMENT PROVIDED BY WINDMILL TITLE, LLC., EFFECTIVE DATE MARCH 1, 2021 at 8:00 a.m.; COMMITMENT No. 20211131R.
9. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE, OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

SURVEYOR'S CERTIFICATE

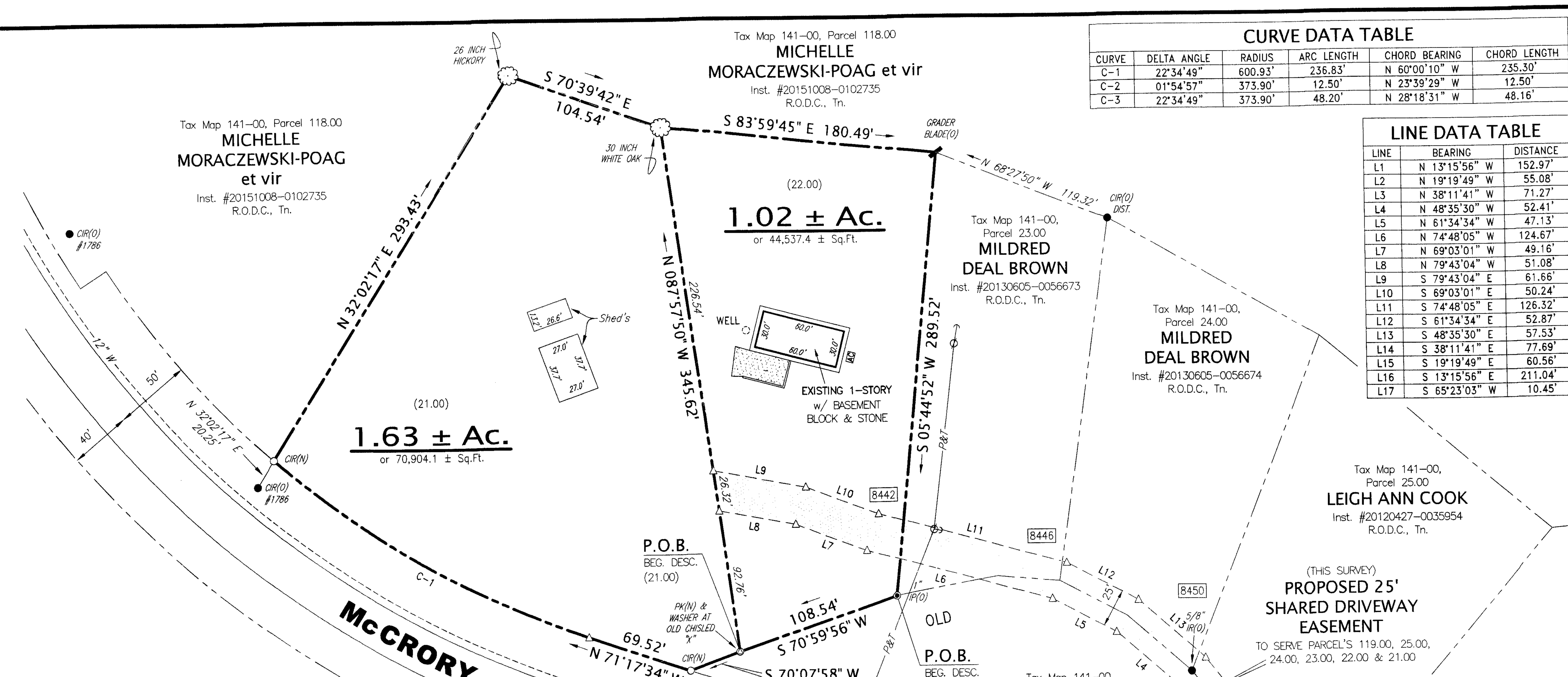
TO: WINDMILL TITLE, LLC, its Successors and/or Assigns

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

STEPHEN B. MURRELL REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE NO. 2462

BY: ______________________

DATE: ______________________



CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	22°34'49"	600.93'	236.83'	N 60°00'10" W	235.30'
C-2	01°54'57"	373.90'	12.50'	N 23°39'29" W	12.50'
C-3	22°34'49"	373.90'	48.20'	N 28°18'31" W	48.16'

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N 13°15'56" W	152.97'
L2	N 19°19'49" W	55.08'
L3	N 38°11'41" W	71.27'
L4	N 48°35'30" W	52.41'
L5	N 61°34'34" W	47.13'
L6	N 74°48'05" W	124.67'
L7	N 69°03'01" W	49.16'
L8	N 79°43'04" W	51.08'
L9	S 79°43'04" E	61.66'
L10	S 69°03'01" E	50.24'
L11	S 74°48'05" E	126.32'
L12	S 61°34'34" E	52.87'
L13	S 48°35'30" E	57.53'
L14	S 38°11'41" E	77.69'
L15	S 19°19'49" E	60.56'
L16	S 13°15'56" E	211.04'
L17	S 65°23'03" W	10.45'

PROPERTY DESCRIPTION

BEING A TRACT OF LAND IN THE THIRTY-FIFTH COUNCILMANIC DISTRICT OF METRO-NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO CLARA FAYE TALBERT BROWN, AS EVIDENCED IN INSTRUMENT NO. 20071126-0136947, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN.). SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BROWN PROPERTY - Davidson County Tax Map 141-00, Parcel 22.00

BEGINNING AT A 1 INCH IRON PIPE OLD IN THE CENTER OF OLD McCRORY LANE, BEING IN THE NORTH BOUNDARY LINE OF PARCEL 26.00, THE MILDRED DEAL BROWN PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20130605-0056675, R.O.D.C., TN, SAID PIPE ALSO BEING THE SOUTHWEST BOUNDARY CORNER OF PARCEL 23.00, THE MILDRED DEAL BROWN PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20130605-0056673, R.O.D.C., TN.; THENCE, WITH THE CENTER OF THE SAID OLD ROAD, SOUTH 70 DEG 59 MIN 56 SEC WEST, AT A DISTANCE OF 108.54 FEET TO A P.K. NAIL NEW & WASHER AT OLD CHISLED "X" IN ROCK OUTCROP, SAID P.K. NAIL BEING THE SOUTHEAST BOUNDARY CORNER OF PARCEL 21.00, THE CLARA FAYE TALBERT BROWN PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20071126-0136948, R.O.D.C., TN.; THENCE, WITH THE COMMON BOUNDARY OF THE SAID PARCEL 21.00 AND THE HEREIN DESCRIBED, NORTH 07 DEG 57 MIN 50 SEC WEST, AT A DISTANCE OF 345.62 FEET TO A 30 INCH WALNUT IN THE SOUTH BOUNDARY OF PARCEL 118.00, THE MICHELLE MORACZEWSKI-POAG et vir PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20151008-0102735, R.O.D.C., TN.; THENCE, WITH THE SOUTH BOUNDARY OF THE SAID PARCEL 118.00, SOUTH 83 DEG 59 MIN 45 SEC EAST, AT A DISTANCE OF 180.49 FEET TO A GRADER BLADE OLD, BEING THE NORTHWEST BOUNDARY CORNER OF THE SAID PARCEL 23.00; THENCE, WITH THE WEST BOUNDARY OF THE SAID PARCEL 23.00, SOUTH 05 DEG 44 MIN 52 SEC WEST, AT A DISTANCE OF 289.52 FEET TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND COMPANY, INC., JOB NO. 21-053, DATED MARCH 26, 2021.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR OLD McCRORY LANE.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO ALL MATTERS SHOWN ON A BOUNDARY SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND COMPANY, INC., JOB NO. 21-053, DATED MARCH 26, 2021.

PROPERTY DESCRIPTION

BEING A TRACT OF LAND IN THE THIRTY-FIFTH COUNCILMANIC DISTRICT OF METRO-NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO CLARA FAYE TALBERT BROWN, AS EVIDENCED IN INSTRUMENT NO. 20071126-0136948, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN.). SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BROWN PROPERTY - Davidson County Tax Map 141-00, Parcel 21.00

BEGINNING AT A P.K. NAIL NEW & WASHER AT OLD CHISLED "X" IN ROCK OUTCROP IN THE CENTER OF OLD McCRORY LANE, BEING IN THE NORTH BOUNDARY LINE OF PARCEL 26.00, THE MILDRED DEAL BROWN PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20130605-0056675, R.O.D.C., TN., SAID P.K. NAIL BEING THE SOUTHWEST BOUNDARY CORNER OF PARCEL 22.00, THE CLARA FAYE TALBERT BROWN, AS EVIDENCED IN INSTRUMENT NO. 20071126-0136947, R.O.D.C., TN.; THENCE, WITH THE SAID CENTERLINE OF OLD McCRORY LANE AND THE NORTH BOUNDARY OF PARCEL 26.00, SOUTH 70 DEG 07 MIN 58 SEC WEST, AT A DISTANCE OF 34.62 FEET TO A CAPPED IRON ROD NEW IN THE NORTHERLY MARGIN OF McCRORY LANE, AT A DISTANCE OF 50 FEET FROM THE CENTER OF THE SAID LANE; THENCE, WITH THE SAID NORTHERLY MARGIN, NORTH 71 DEG 17 MIN 34 SEC WEST, AT A DISTANCE OF 69.52 FEET TO A POINT; THENCE, WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 600.93 FEET, AN ARC LENGTH OF 236.83 FEET, AND A CHORD BEARING OF NORTH 60 DEG 00 MIN 10 SEC WEST, AT A CHORD DISTANCE OF 235.30 FEET TO A CAPPED IRON ROD NEW, SAID ROD LYING NORTH 32 DEG 02 MIN 17 SEC EAST, AT A DISTANCE OF 20.25 FEET FROM A CAPPED IRON ROD OLD, RLS#1786, BEING THE MONUMENTED SOUTHEAST BOUNDARY CORNER OF PARCEL 118.00, THE MICHELLE MORACZEWSKI-POAG et vir PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20151008-0102735, R.O.D.C., TN.; THENCE, WITH THE EAST BOUNDARY LINE OF THE SAID PARCEL 118.00, NORTH 32 DEG 02 MIN 17 SEC EAST, AT A DISTANCE OF 293.43 FEET TO A 26 INCH HICKORY; THENCE, WITH THE SOUTH BOUNDARY OF THE SAID PARCEL 118.00, SOUTH 70 DEG 39 MIN 42 SEC EAST, AT A DISTANCE OF 104.54 FEET TO A 30 INCH WALNUT, BEING THE NORTHWEST BOUNDARY CORNER OF THE SAID PARCEL 22.00; THENCE, WITH THE COMMON BOUNDARY OF THE SAID PARCEL 22.00 AND THE HEREIN DESCRIBED, SOUTH 07 DEG 57 MIN 50 SEC EAST, AT A DISTANCE OF 345.62 FEET TO THE POINT OF BEGINNING, CONTAINING 1.63 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND COMPANY, INC., JOB NO. 21-053, DATED MARCH 26, 2021.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR McCRORY LAND AND OLD McCRORY LANE.

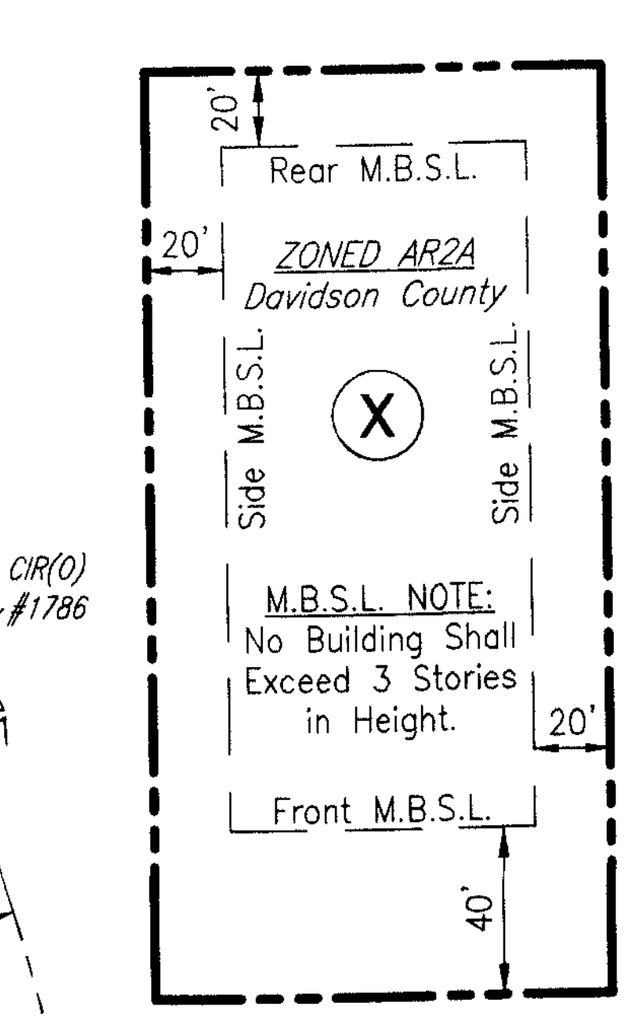
THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO ALL MATTERS SHOWN ON A BOUNDARY SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND COMPANY, INC., JOB NO. 21-053, DATED MARCH 26, 2021.

PROPERTY DESCRIPTION

BEING A TRACT OF LAND IN THE THIRTY-FIFTH COUNCILMANIC DISTRICT OF METRO-NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING PART OF THE SAME PROPERTY CONVEYED TO ROGER C. BROWN, AS EVIDENCED IN BOOK 10748, PAGE 848, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN.), AND BEING PART OF THE SAME PROPERTY CONVEYED TO MILDRED DEAL BROWN, AS EVIDENCED IN INSTRUMENT NO. 20130605-0056674, R.O.D.C., TN., AND BEING PART OF THE SAME PROPERTY CONVEYED TO MILDRED DEAL BROWN, AS EVIDENCED IN INSTRUMENT NO. 20130605-0056673, R.O.D.C., TN., AND BEING PART OF THE SAME PROPERTY CONVEYED TO CLARA FAYE TALBERT BROWN, AS EVIDENCED IN INSTRUMENT NO. 20071126-0136947, R.O.D.C., TN., AND BEING PART OF THE SAME PROPERTY CONVEYED TO MILDRED DEAL BROWN, AS EVIDENCED IN INSTRUMENT NO. 20130605-0056675, R.O.D.C., TN. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPOSED 25' SHARED DRIVEWAY EASEMENT
Davidson County Tax Map 141-00, Parcel's 119.00, 25.00, 24.00, 23.00, 22.00 & 26.00

BEGINNING AT A CAPPED IRON ROD OLD, RLS#1786 IN THE NORTHERLY MARGIN OF McCRORY LANE, AT A DISTANCE OF 30 FEET FROM THE CENTER OF THE SAID LANE; THENCE, WITH THE SAID NORTHERLY MARGIN, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 373.90 FEET, AN ARC LENGTH OF 48.20 FEET, AND A CHORD BEARING OF NORTH 28 DEG 18 MIN 31 SEC WEST, AT A CHORD DISTANCE OF 48.16 FEET TO A POINT; THENCE, WITH NEW EASEMENT BOUNDARY LINES, BEING THE SOUTHERLY MARGIN OF A PROPOSED 25' SHARED DRIVEWAY EASEMENT, TO POINTS AS FOLLOWS: NORTH 13 DEG 15 MIN 56 SEC WEST, AT A DISTANCE OF 152.97 FEET TO A POINT; THENCE, NORTH 19 DEG 19 MIN 49 SEC WEST, AT A DISTANCE OF 55.08 FEET TO A POINT; THENCE, NORTH 38 DEG 11 MIN 41 SEC WEST, AT A DISTANCE OF 71.27 FEET TO A POINT; THENCE, NORTH 48 DEG 35 MIN 30 SEC WEST, AT A DISTANCE OF 52.41 FEET TO A POINT; THENCE, NORTH 61 DEG 34 MIN 34 SEC WEST, AT A DISTANCE OF 47.13 FEET TO A POINT; THENCE, NORTH 74 DEG 48 MIN 05 SEC WEST, AT A DISTANCE OF 124.67 FEET TO A POINT; THENCE, NORTH 69 DEG 03 MIN 01 SEC WEST, AT A DISTANCE OF 49.16 FEET TO A POINT; THENCE, NORTH 79 DEG 43 MIN 04 SEC WEST, AT A DISTANCE OF 51.08 FEET TO A POINT IN THE EAST BOUNDARY OF PARCEL 21.00, THE CLARA FAYE TALBERT BROWN PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20071126-0136948; THENCE, WITH THE SAID EAST BOUNDARY OF PARCEL 21.00, NORTH 07 DEG 57 MIN 50 SEC WEST, AT A DISTANCE OF 26.32 FEET TO A POINT; THENCE, WITH NEW EASEMENT BOUNDARY LINES, BEING THE NORTHERLY MARGIN OF A PROPOSED 25' SHARED DRIVEWAY EASEMENT, TO POINTS AS FOLLOWS: SOUTH 79 DEG 43 MIN 04 SEC EAST, AT A DISTANCE OF 61.66 FEET TO A POINT; THENCE, SOUTH 69 DEG 03 MIN 01 SEC EAST, AT A DISTANCE OF 50.24 FEET TO A POINT; THENCE, SOUTH 74 DEG 48 MIN 05 SEC EAST, AT A DISTANCE OF 126.32 FEET TO A POINT; THENCE, SOUTH 61 DEG 34 MIN 34 SEC EAST, AT A DISTANCE OF 52.87 FEET TO A POINT; THENCE, SOUTH 48 DEG 35 MIN 30 SEC EAST, AT A DISTANCE OF 57.53 FEET TO A POINT; THENCE, SOUTH 38 DEG 11 MIN 41 SEC EAST, AT A DISTANCE OF 77.69 FEET TO A POINT; THENCE, SOUTH 19 DEG 19 MIN 49 SEC EAST, AT A DISTANCE OF 60.56 FEET TO A POINT; THENCE, SOUTH 13 DEG 15 MIN 56 SEC EAST, AT A DISTANCE OF 211.04 FEET TO A POINT; THENCE, SOUTH 65 DEG 23 MIN 03 SEC WEST, AT A DISTANCE OF 10.45 FEET TO A POINT IN THE SAID NORTHERLY MARGIN OF McCRORY LANE; THENCE, WITH THE SAID NORTHERLY MARGIN, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 373.90 FEET, AN ARC LENGTH OF 12.50 FEET, AND A CHORD BEARING OF NORTH 23 DEG 39 MIN 29 SEC WEST, AT A CHORD DISTANCE OF 12.50 FEET TO THE POINT OF BEGINNING.



TYPICAL LOT/TRACT
Not To Scale

DEED REFERENCE

(22.00)	-	CLARA FAYE TALBERT BROWN	Inst. #20071126-0136947 R.O.D.C., Tn.
(21.00)	-	CLARA FAYE TALBERT BROWN	Inst. #20071126-0136948 R.O.D.C., Tn.

SURVEY PLAT REFERENCE

(21.00 - 25.00)	-	BOUNDARY DIVISION SURVEY FOR SALLIE HUTTON BROWN	S.H. HUTCHISON August 27, 1952.
(118.00)	-	BOUNDARY DIVISION SURVEY FOR SALLY H. BROWN HEIRS	MIKE ABERNATHY November 24, 1997

XCEL LAND COMPANY INC.
LAND PLANNING & SURVEYING SERVICES
XLCI Land Surveying DIVISION
3024 Highway 46-S • (615) 412-9235 (p)
Dickson, Tn. 37055 • (615) 823-2864 (f)
www.xcelsurvey.com

GRAPHIC SCALE
0' 30' 60' 90' 120'
1 INCH = 60 FEET

DATE:	3/26/2021
DRAWN BY:	DHH
CHECKED BY:	SBM
JOB NO.:	21-053

ALTA/NSPS LAND TITLE SURVEY

BROWN PROPERTY

DAVIDSON COUNTY TAX MAP 141-00, PARCEL'S 21.00 & 22.00
8442 McCrory Lane - Nashville, Tn. 37221
35th. Councilmanic District of Metro-Nashville, Davidson County, Tn.

SHEET NO.
1
OF 1