Karen Johnson Davidson County
Batch# 806927 DEEDWARR
02/16/2022 02:35:30 PM 5 pgs
Fees: $28.00 Taxes: $2,849.00
20220216-0018192

This Instrument Prepared By:
Bottorff & Kavin, PLC
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027
(615) 373-1652 (BSL)

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Phoukhouane Singto, et ux **41 Battle Ridge Lane** **Nolensville, TN 37135**	Owner	Map 187, Parcel 21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 770,000.00

Affiant

Barbara S. Lamb
Notary Public
State of Tennessee
Williamson County

My Commission Expires:
1-14-26

Subscribed and sworn to before me this 25 day of January, 2022.

Barbara S Lamb
Notary Public

****

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PAUL H. TUNE ("Grantor") by these presents does hereby transfer, sell and convey to PHOUKHOUANE SINGTO and NINA SINGTO, husband and wife, ("Grantees") their heirs and assigns, a certain tract or parcel of real property, more particularly described as follows, to wit:

SURVEYOR'S LEGAL DESCRIPTION
THE PAUL H. TUNE PROPERTY
41 BATTLE RIDGE LANE
TAX MAP 187, PARCEL 021.00
NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND SITUATED IN NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PARCEL 021.00 AS SHOWN ON DAVIDSON COUNTY TAX MAP 187-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) IN THE WESTERLY MARGIN OF BATTLE ROAD AT THE NORTHEAST CORNER OF THE DANIEL JACK EADY PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190403-0030471, RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN), SAID IRON ROD (SET) BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERLY LINE OF THE DANIEL JACK EADY PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190403-0030471, (R.O.D.C., TN), THE FOLLOWING TWO (2) COURSES:

THENCE, S88°26'27"W, 326.00' TO AN IRON ROD (SET);

THENCE, N71°06'18"W, 430.20' TO AN IRON ROD (SET) IN THE EASTERLY LINE OF THE JOANNE FULLER AND GREGORY FULLER PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200608-0058531, (R.O.D.C., TN);

THENCE, WITH THE EASTERLY LINE OF THE JOANNE FULLER AND GREGORY FULLER PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200608-0058531, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, N06°02'11"E, 30.00' TO AN IRON ROD (FOUND) AT THE SOUTHEAST CORNER OF THE JAMES E. HOOPER AND BEVERLY W. TERRY PROPERTY AS OF RECORD IN DEED BOOK 6805, PAGE 701, (R.O.D.C., TN);

THENCE, WITH THE EASTERLY LINE OF THE JAMES E. HOOPER AND BEVERLY W. TERRY PROPERTY AS OF RECORD IN DEED BOOK 6805, PAGE 701, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, AND ALSO WITH THE EASTERLY MARGIN OF BATTLE RIDGE LANE, A PRIVATE ROADWAY AND WATER LINE EASEMENT PER DEED BOOK 6653, PAGE 29, (R.O.D.C., TN), THE FOLLOWING TWO (2) COURSES:

THENCE, N06°03'43"E, 354.49' TO AN IRON ROD (FOUND);

THENCE, N06°04'13"E, 402.23' TO AN IRON ROD (FOUND) AT THE SOUTHEAST CORNER OF THE DEBRA EDWARDS AND REGINALD B. EDWARDS PROPERTY AS OF RECORD IN DEED BOOK 10168, PAGE 573, (R.O.D.C., TN);

THENCE, WITH THE EASTERLY LINE OF THE DEBRA EDWARDS AND REGINALD B. EDWARDS PROPERTY AS OF RECORD IN DEED BOOK 10168, PAGE 573, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, AND ALSO WITH THE EASTERLY MARGIN OF BATTLE RIDGE LANE, A PRIVATE ROADWAY AND WATER LINE EASEMENT PER DEED BOOK 6653, PAGE 29, (R.O.D.C., TN), N06°02'13"E, 468.40' TO AN IRON ROD (FOUND) AT THE SOUTHEAST CORNER OF THE RANDY H. SMITH PROPERTY AS OF RECORD IN INSTRUMENT NO. 20021002-0120338, (R.O.D.C, TN);

THENCE, WITH THE EASTERLY LINE OF THE RANDY H. SMITH PROPERTY AS OF RECORD IN INSTRUMENT NO. 20021002-0120338, (R.O.D.C, TN), AND GENERALLY WITH AN EXISTING FENCE LINE, AND ALSO WITH THE EASTERLY MARGIN OF BATTLE RIDGE LANE, A PRIVATE ROADWAY AND WATER LINE EASEMENT PER DEED BOOK 6653, PAGE 29, (R.O.D.C., TN), N05°59'57"E, 477.78' TO AN IRON ROD (FOUND) AT THE SOUTHEAST CORNER OF THE RANDOLPH WILKERSON AND CRYSTAL WILKERSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20001025-0105634, (R.O.D.C, TN);

THENCE, WITH THE EASTERLY LINE OF THE RANDOLPH WILKERSON AND CRYSTAL WILKERSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20001025-0105634, (R.O.D.C, TN), AND GENERALLY WITH AN EXISTING FENCE LINE, AND ALSO WITH THE EASTERLY MARGIN OF BATTLE RIDGE LANE, A PRIVATE ROADWAY AND WATER LINE EASEMENT PER DEED BOOK 6653, PAGE 29, (R.O.D.C., TN), N06°26'31"E, 442.97' TO AN IRON ROD (FOUND) AT THE SOUTHEAST CORNER OF THE WOHALI GROUP, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161219-0133080, (R.O.D.C, TN);

THENCE, WITH THE EASTERLY LINE OF THE WOHALI GROUP, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161219-0133080, (R.O.D.C, TN), AND WITH THE EASTERLY LINE OF THE QUINN D. WHITE AND ASHLEY N. WHITE PROPERTY AS OF RECORD IN INSTRUMENT NO. 20141030-0100022, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, AND ALSO WITH THE EASTERLY MARGIN OF BATTLE RIDGE LANE, A PRIVATE ROADWAY AND WATER LINE EASEMENT PER DEED BOOK 6653, PAGE 29, (R.O.D.C., TN), N06°12'34"E, 643.19' TO A POINT AT THE SOUTHEAST CORNER OF THE KENNETH S. LEGG AND CLAUDIA J. LEGG PROPERTY AS OF RECORD IN INSTRUMENT NO. 20180814-0079991, (R.O.D.C, TN), SAID POINT ALSO BEING AT THE TERMINUS OF THE EASTERLY MARGIN OF BATTLE RIDGE LANE, A PRIVATE ROADWAY AND WATER LINE EASEMENT PER DEED BOOK 6653, PAGE 29, (R.O.D.C., TN);

THENCE, WITH THE EASTERLY LINE OF THE KENNETH S. LEGG AND CLAUDIA J. LEGG PROPERTY AS OF RECORD IN INSTRUMENT NO. 20180814-0079991, (R.O.D.C, TN), AND GENERALLY WITH AN EXISTING FENCE LINE, N06°12'34"E, 640.78' TO AN IRON ROD (FOUND) IN THE SOUTHERLY LINE OF THE GERALD M. BONDS PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190624-0060814, (R.O.D.C, TN), SAID IRON ROD (FOUND) ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY LINE OF THE GERALD M. BONDS PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190624-0060814, (R.O.D.C, TN), AND GENERALLY WITH AN EXISTING FENCE LINE, S83°35'55"E, 469.58' TO AN IRON ROD (FOUND) AT THE NORTHWEST CORNER OF THE CHARLES C. BONDS, JR., ET AL PROPERTY AS OF RECORD IN INSTRUMENT NO. 20070427-0050427, (R.O.D.C., TN), SAID IRON ROD (FOUND) ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERLY LINES OF THE CHARLES C. BONDS, JR., ET AL PROPERTY AS OF RECORD IN INSTRUMENT NO. 20070427-0050427, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING SIX (6) COURSES:

THENCE, S05°51'34"W, 475.99' TO A WOODEN FENCE POST (FOUND);

THENCE, S06°05'16"W, 254.25' TO A WOODEN FENCE POST (FOUND);

THENCE, S06°49'21"W, 468.07' TO A WOODEN FENCE POST (FOUND);

THENCE, S06°01'30"W, 187.31' TO A WOODEN FENCE POST (FOUND);

THENCE, S06°08'53"W, 392.83' TO A WOODEN FENCE POST (FOUND);

THENCE, S06°54'59"W, 565.97' TO A T-POST (FOUND) AT THE NORTHWEST CORNER OF THE DAVID L. HAZZARD AND LYLIA J. HAZZARD PROPERTY AS OF RECORD IN DEED BOOK 5201, PAGE 47, (R.O.D.C., TN);

THENCE, WITH THE WESTERLY LINE OF THE DAVID L. HAZZARD AND LYLIA J. HAZZARD PROPERTY AS OF RECORD IN DEED BOOK 5201, PAGE 47, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, S06°01'42"W, 258.82' TO AN IRON ROD (FOUND) AT THE NORTHWEST CORNER OF THE NATHAN L. DANTZLER AND MEGAN L. DANTZLER PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190618-0058581, (R.O.D.C, TN);

THENCE, WITH COMMON LINES WITH THE NATHAN L. DANTZLER AND MEGAN L. DANTZLER PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190618-0058581, (R.O.D.C, TN), AND GENERALLY WITH EXISTING FENCE LINES, THE FOLLOWING THREE (3) COURSES:

THENCE, S06°41'56"W, 760.37' TO AN IRON ROD (FOUND);

THENCE, S06°38'37"W, 83.31' TO AN IRON ROD (FOUND);

THENCE, N88°26'27"E, 413.38' TO AN IRON ROD (FOUND) IN THE NORTHERLY MARGIN OF BATTLE ROAD;

THENCE, SOUTHWESTERLY WITH THE NORTHERLY MARGIN OF BATTLE ROAD AND WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35°24'03", A RADIUS OF 275.00', AN ARC LENGTH OF 169.91', A CHORD BEARING OF S51°42'48"W, AND A CHORD LENGTH OF 167.22', TO THE POINT OF BEGINNING.

CONTAINING 1,667,914.0 SQUARE FEET OR 38.29 ACRES, MORE OR LESS.

Prepared By: H & H Land Surveying, Inc.

612A Fitzhugh Boulevard, Smyrna, Tennessee 37167
handhland@bellsouth.net
Office: (615) 831-0756
File: 2014-0299_PROPERTY_DESC_012422.doc

CHAIN OF TITLE and DERIVATION CLAUSE:

BEING part of the same property conveyed to Andrew Jackson Burkitt, Jr. from Andrew Jackson Burkitt, reserving a life estate to Andrew Jackson Burkitt and wife Ruth Tune Burkitt, by deed dated November 9, 1970 in Book 208, page 29, Register's Office for Williamson County, Tennessee. Andrew Jackson Burkitt and Ruth Tune Burkitt having since died. Andrew Jackson Burkitt, Jr. having since died testate on July 15, 2008 and pursuant to his Last Will and Testament probated as Case No. 08P1441, in the 7th Circuit Court for Davidson, County, Tennessee, said Last Will and Testament devised said property to Martha Ann Tune Lynn by Will of record in Book 4836, page 76, in the Register's Office for Williamson County, Tennessee. Affidavit of Heirship recorded as Instrument No. 20081029-0108118, Register's Office for Davidson County, Tennessee; and

FURTHER BEING part of the same property conveyed from Martha Ann Tune Lynn to Paul H. of record as Instrument No. 20140804-0069687, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 41 Battle Ridge Lane, Nolensville, Davidson County, TN.

FOR PURPOSES OF FURTHER IDENTIFICATION, ATTACHED AS EXHIBIT "A" IS THE SURVEYOR'S SITE SURVEY OF THE SUBJECT PROPERTY.

This conveyance is subject to: Property Taxes for 2022 and subsequent years to the Davidson County Trustee, not yet due and payable, and subject to any rollback taxes to be assessed as a result of the property placed in Greenbelt, ***which taxes will become the responsibility of the Grantor*** herein; all zoning regulations of the appropriate governmental body along with any easements of record and right of ways of public roads and utilities, of record with the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to , husband and wife, PHOUKHOUANE SINGTO and NINA SINGTO ("Grantees") their heirs and assigns forever.

AND the Grantor does hereby covenant with PHOUKHOUANE SINGTO and NINA SINGTO, RIPLEY, husband and wife ("Grantees") their heirs and assigns, that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said real property to the said PHOUKHOUANE SINGTO and NINA SINGTO, husband and wife, ("Grantees") their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 25 day of January, 2022.

GRANTOR:

Paul H. Tune

Paul H. Tune and Paul Harris Tune are one and the same person

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

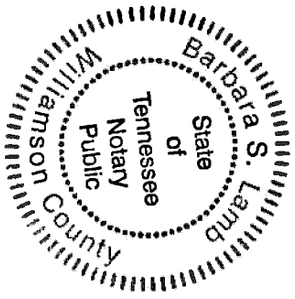
Personally appeared before me, the undersigned, Barbara S. Lamb a Notary Public in and for said State and County, the within named Paul H. Tune, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Brentwood, TN, this 25 day of January, 2022.

My Commission Expires:

1-14-26

Barbara S Lamb
Notary Public



Certificate of Authenticity

I, **Doné Oglesby**, 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 25, 2022**.

Date

Affiant Signature

01/27/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **27th** day of **January**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202202160018192