Karen Johnson Davidson County
Batch# 816340 DEEDQC
03/07/2022 09:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220307-0025461

Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 24th day of February, 2022.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
WGB Properties, LLC	**New Owner**	**06600006600 and p/o 077-00-0-012.00**
2817 West End Avenue #126-256		
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, WGB PROPERTIES, LLC, a Tennessee limited liability company, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto WGB PROPERTIES, LLC, a Tennessee limited liability company, "GRANTEE(S)", its successors, heirs and assigns all of its rights, title and interests in and to a certain tract(s) or parcel(s) of land in Davidson County, Tennessee, to-wit:

TRACT ONE:

Land in Davidson County, Tennessee, being tract number 35 on the plan for division of the George H. Hobbs Estate (not of record) described according to a survey by G. Barry Greer and Associates dated July 14, 1972, as follows:

Beginning at an angle iron set at the end of the centerline of Biggs Road, thence S85-42-33E a distance of 1029.6' to a point, thence S85-47-15E a distance of 1917.44' to a point in an old wire fence, thence S12-23-18W a distance of 1485.53' to a point, thence N88-21-41W a distance of 975' to a point, thence N 82.50' to a point; thence N84-30-24W a distance of 702.92' to a corner post set at the Northwest corner of the Johnson Estate, thence N 83-03-10W a distance of 1239.72' to a point, thence N11-53-20E a distance of 1259.28' to a point at the South-east corner of an access easement, thence N50-24W a distance of 50' to a point, thence N39-36E a distance of 100' to the beginning and containing 96.75 acre more or less.

Being the same property conveyed to WGB Properties, LLC, a Tennessee, limited liability company, by Quitclaim Deed from Walker G. Bloodworth dated 3/29/19 of record in Instrument No. 20190401-0029343, Register's Office of Davidson County, Tennessee.

By way of recital, Tract One is further identified by the Assessor's Office for Davidson County, Tennessee as being Map/Parcel 06600006600.

For recital purposes, the above-described property is unimproved property known as 0 River Road, Nashville, TN 37209.

TRACT TWO:

Land in Davidson County, Tennessee, being more particularly described as follows:

Commencing at a ½" iron rod(found), being the southeast corner of the Joe F. & Kimberly B. Duncan Property, as recorded in Instrument Number 20180601-0052176, Register's Office for Davidson County, Tennessee, (R.O.D.C.);
Thence, leaving Duncan, South 61°47'57" East for a distance of 20.74 feet to a PK Nail (set) along or near the centerline of Cub Creek Road;
Thence, with a curve to the right, along or near the centerline of Cub Creek Road, having a radius of 550.00 feet, a central angle of 21°46'06", an arc length of 208.96 feet and a chord which bears North 38°33'54" East for a distance of 207.71 feet to a PK Nail (set) the True Point of Beginning and having a State Plane Coordinate of N: 676,645,49; E: 1,682,644.42;
Thence, leaving said centerline and with new lines of division across the WGB Properties, LLC Property, as recorded in Instrument Number 20210324-0038625, (R.O.D.C) to ½" iron rods (set – "Collier Eng") the following three (3) calls:
North 40°33'03" West for a distance of 33.94 feet;
Thence, North 64°21'35" West for a distance of 514.76 feet;
Thence, South 25°38'25" West for a distance of 193.82 feet to ½" iron rod (set – "Collier Eng"), being along or near the northerly line of Duncan;
Thence, continuing along or near a common line of the herein described tract and Duncan North 61°47'57" West for a distance of 194.31 feet to a ½'' iron (found) and being the most westerly corner of the herein described tract and most northerly corner of Duncan and in the easterly line of WGB Properties, LLC, as recorded in Instrument Number 20190401-0029343, (R.O.D.C.);
Thence, leaving Duncan and along or near a common line of the herein described tract and the aforementioned WGB Properties, North 14°59'58" East for a distance of 239.25 feet to ½" iron rod (set – "Collier Eng") and being the most northerly corner of the herein described tract and a westerly corner of David F. Mundy, as recorded in Deed Book 5674, Page 949, (R.O.D.C.);
Thence, leaving WGB Properties and along or near a common line of the herein described tract and Mundy, South 64°21'35" East for a distance of 816.83 feet to a PK Nail(set) along or near the centerline of Cub Creek Road;
Thence, along or near the centerline of Cub Creek Road to PK Nails(set) the following two (2) calls:
South 54°38'07" West for a distance of 21.86 feet to the beginning of a curve to the left;
Thence, with a curve to the left, having a radius of 550.00 feet, a central angle of 05°11'12", an arc length of 49.79 feet and a chord which bears South 52°02'33" West for a distance of 49.77 feet to the Point of Beginning and containing 80,182 square feet or 1.84 acres, more or less.

Being a portion of the same property conveyed to WGB Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Susan A. Vonderheid, a married woman, joined by her spouse, Kenneth Shockley, dated 3/18/21 of record in Instrument No. 20210324-0038625, Register's Office of Davidson County, Tennessee.

By way of recital, Tract Two is a portion of Map/Parcel 077-00-0-012.00 per the Assessor's Office of Davidson County, Tennessee.

By way of recital, Tract Two is unimproved property situated on Cub Creek Road, Nashville, TN 37209.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

THE EXPRESS PURPOSE OF THIS INSTRUMENT IS TO COMBINE TRACT TWO WITH TRACT ONE INTO ONE TAXABLE PARCEL TO BE KNOWN AND DESIGNATED AS MAP/PARCEL 06600006600.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 22nd day of February, 2022.

WGB PROPERTIES, LLC

BY: _____

WALKER G. BLOODWORTH

ITS: MEMBER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Walker G. Bloodworth, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of WGB Properties, LLC, a Tennessee limited liability company, and that he is authorized by WGB Properties, LLC to execute this instrument on its behalf..

Witness my hand and official seal at office this 22nd day of February, 2022.

My commission expires: 7/7/25

_____

NOTARY PUBLIC

MY COMM. EXPIRES JULY 7, 2025 COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC MARK B. LEEDOM

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/22/2022 (date of document).

Jennifer Russell
Affiant Signature

2/24/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of February 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

