Karen Johnson Davidson County
Batch# 823728 DEEDWARR
03/17/2022 02:00:31 PM 9 pgs
Fees: $48.00 Taxes: $1,480.00
20220317-0031278

Warranty Deed

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Affiant Subscribed and sworn to before me, this the 11 day of March, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jones Construction LLC	New Owner(s)	135-00-0-049.00 135-00-0-050.00
3732 Moss Rose Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARY JO STILTS, WILLIAM E. STILTS, NANCY STILTS, VIRGINIA STILTS, JERRY D. STILTS, JUDITH R. BARHAM AND GALE R. CRUTCHFIELD**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONES CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate, lying and being in the 2nd Civil District of Davidson County, Tennessee, more particularly bounded and described, to wit:

Beginning at a point on the right of way of Franklin Limestone Road, said point being the northwest corner of Parcel 380 Tax Map 135 R.O.D.C.TN., and the southwest corner of herein described property, thence with the right of way of Franklin Limestone Road N 28 deg 11 min 26 sec E 326.04' to a point;

Thence leaving said right of way S 85 deg 30 min 09 sec E 232.26' to a point;
Thence S 85 deg 26 min 51 sec E 107.96' to a point;
Thence S 86 deg 38 min 48 sec E 88.92' to a point;
Thence 86 deg 24 min 33 sec E 128.35' to a point;
Thence S 85 deg 26 min 23 sec E 116.42' to a point;
Thence S 84 deg 47 min 21 sec E 171.65' to a point;
Thence S 05 deg 23 min 43 sec E 431.57' to a point;
Thence S 06 deg 28' 17 sec E 296.77' to a point;
Thence S 77 deg 27 min 18 sec W 815.56' to a point;
Thence N 87 deg 04 min 01 sec W 187.79' to a point;
Thence N 11 deg 51 min 23 sec W 176.32' to a point;

Thence N 89 deg 29 min 15 sec W 20.57' to a point;

Thence N 15 deg 07 min 19 sec E 163.74' to a point;

Thence S 65 deg 52 min 54 sec E 275.28' to a point;

Thence N 28 deg 08 min 19 sec E 200.00' to a point;

Thence N 65 deg 52 min 54 sec W 65.00' to a point;

Thence N 28 deg 08 min 19 sec E 80.00' to a point;

Thence N 65 deg 53 min 37 sec W 435.29' to the point of beginning containing 745,621.77Sq. Ft. or 17.12 acres more or less according to a property survey dated December 10, 2021 prepared by Brackman Land Surveying, recorded in Instrument No. 0220317 - 0031276, Registers Office for Davidson County, Tennessee, certified by David P. Brackman, TN R.L.S. #1684.

Being the same property conveyed to John Horace Stilts and Delia Stilts by Warranty deed from T. B. Hill of record in Book 1156, page 510, Register's Office for Davidson County, Tennessee, dated April 16, 1941 and recorded on June 25, 1941.

Being the same property conveyed to John Horace Stilts and Delia Stilts by Warranty deed from T. B. Hill of record in Book 1422, page 442, Register's Office for Davidson County, Tennessee, dated December 31, 1942, and recorded on May 30, 1946.

Being the same property conveyed to Horace Stilts and Delia Stilts by Warranty deed from T. B. Hill of record in Book 1542, page 552, Register's Office for Davidson County, Tennessee, dated May 20, 1946 and recorded on May 20, 1946.

John Horace Stilts died in 1963, leaving Delia Stilts as the surviving tenant by the entirety.

Being the same property conveyed to Geneva Ray Stilts by Warranty deed from Delia Stilts, widow of Horace (John Horace) Stilts of record in Book 4764, page 854, Register's Office for Davidson County, Tennessee, dated November 05, 1973 and recorded on November 15, 1973.

Being the same property conveyed to Geneva R. Stilts, Trustee U/A/D June 09, 1998, of the Stilts Revocable Living Trust Agreement and any Successors in Trust by Quitclaim deed from Geneva Ray Stilts, individually of record in Book 10975, page 688, Register's Office for Davidson County, Tennessee, dated June 09, 1998 and recorded on June 12, 1998.

Geneva R. Stilts died August 21, 2006, her estate being administered through Davidson County Probate Court, Docket No. 06P1435.

Being the same property conveyed to Kenneth Stilts and wife, Mary Jo Stilts; one-fifth to William E. Stilts and wife, Nancy Stilts; one-fifth to Robert L. Stilts and wife, Virginia Stilts; one-fifth to Jerry D. Stilts; and one-fifth to Judy Barham Executrix of the Estate of Hazel Rader by Quitclaim deed from Peggy Sue Trombley, Executrix of the Estate of Geneva R. Stilts, and Peggy Sue Trombley, Successor Trustee of record in Instrument No. 20090220-0015003 Register's Office for Davidson County, Tennessee, dated February 06, 2009 and recorded on February 20, 2009.

Being the same property conveyed to William E. Stilts, Jr. by Quitclaim deed from William Stilts and Nancy Stilts of record in Instrument No. 20160808-0082287 Register's Office for Davidson County, Tennessee, dated August 04, 2016 and recorded on August 08, 2016.

Kenneth Stilts died September 24, 2017 and Petition for Probate of Will in Common Form filed on October 24, 2017, Probate Court for Davidson County, Tennessee, Case No. 17P1865.

Robert L. Stilts having died September 11, 2015 and his Last Will and Testament being admitted to probate for the purpose of facilitating it as a muniment of title to Virginia Stilts, final Order dated February 23, 2022, Probate Court for Wilson County, Tennessee, Docket No. 2022PR71.

Judith R. Barham and Gale R. Crutchfield, as the heirs at law for the deceased Hazel S. Rader who died on October 3, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 420 Franklin Limestone Road, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

[Notarized Signatures on Following Pages]

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10 day of March, 2022.

Mary Jo Stilts

MARY JO STILTS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Jo Stilts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of March, 2022.

S. Nixon Pressley

Notary Public

My Commission Expires: 01/26/2025

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

WILLIAM E. STILTS, JR.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William E. Stilts, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11 day of March, 2022.

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

Morgan Dyer Stilts, spouse of William E. Stilts, Jr., joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

MORGAN DYER STILTS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Morgan Dyer Stilts., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11 day of March, 2022.

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

Virginia Stilts
VIRGINIA STILTS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Virginia Stilts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11 day of March, 2022.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

JERRY D. STILTS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jerry D. Stilts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of March, 2022.

Notary Public

My Commission Expires: 9/9/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Judith R. Barham
JUDITH R. BARHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Judith R. Barham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of March, 2022.

Notary Public

My Commission Expires: 7/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Charles Eddie Barham, spouse of Judith R. Barham, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Charles Eddie Barham
CHARLES EDDIE BARHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles Eddie Barham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of March, 2022.

Notary Public

My Commission Expires: 7/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Gale R. Crutchfield
GALE R. CRUTCHFIELD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gale R. Crutchfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of March, 2022.

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

Miller Joe Crutchfield, spouse of Gale R. Crutchfield, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Miller Joe Crutchfield
MILLER JOE CRUTCHFIELD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Miller Joe Crutchfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of March, 2022.

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9/8/25