6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 833891 DEEDWARR
04/04/2022 11:31:27 AM 2 pgs
Fees: $13.00 Taxes: $936.47

20220404-0038638

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2022.

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC TENNESSEE STATE OF DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Crocker Heights, LLC, a Tennessee Limited Liability Company	Crocker Heights, LLC, a Tennessee Limited Liability Company	02300014200 and 01600023800
(NAME)	(NAME)	
2591 Crocker Springs Road	2591 Crocker Springs Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Betty Jo Tyra,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Crocker Heights, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I
Map/Parcel 016 000 23800

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 13 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November25, 1987, as follows:

BEGINNING at an iron pin set in the westerly margin of a 50 foot right-of-way access easement, the most northeast corner of this tract, and being a corner to H. W. Newlin; thence with the margin of said easement for the next four calls as follows: S. 27 deg. 45 min, 27 sec. W. 166.10 feet, S. 16 deg. 36 min. 28 sec. W. 192.57 feet, S. 3 deg. 25 min. 35 sec. W. 257.27 feet. and with a curve to the left having a radius of 50.00 feet and an arc length of 102.43 feet to an iron pin set at the end of a turn around in said access easement, corner to Tract 12 this survey; thence with the line of said Tract 12 for the next three calls as follows: S 36 deg. 02 min. 53 sec. W 450.53 feet to an iron pin set; thence, S. 7 deg. 47 min. 12 sec. E 524.71 feet to an iron pin set; thence S. 24 deg. 22 min. 50 sec. W. 479.01 feet to an iron pin set, corner to said Tract 12 and Tract 14 this survey; thence with the line of said Tract 14, S. 54 deg. 01 min. 46 sec. W 866.27 feet to an existing iron post, corner to said Tract 13 and being a corner to Bobby R. Murphy; thence with the line of said Murphy for the next four calls as follows: N. 27 deg. 09 min. 04 sec. W. 221.91 feet to an existing iron pin; thence N. 29 deg. 37 min. 29 sec. W 332.63 feet to an existing iron pin; thence N. 25 deg. 25 min. 26 sec. W 77.18 feet to an existing iron pin; thence N. 30 deg. 30 min. 10 sec. W 234.77 feet to an existing iron pin by a set rock, corner to H.W. Newlin; thence with the line of said Newlin, N. 43 deg. 37 min. 27 sec. E. 2412.28 feet to the beginning, containing 24.92 acres, more or less.

Being the same property conveyed to Johnny W. Tyra and wife, Betty Jo Tyra by deed in Book 7604, Page 187, Register's Office for Davidson County, Tennessee. The said Johnny W. Tyra has since died on June 23, 2016 survived by his wife, Betty Jo Tyra.

Tract II
Map/Parcel 023 000 14200

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 14 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:

BEGINNING at an iron pin set in the northeasterly margin of Claylick Road, and being a corner to D.B. Luster; thence with the margin of said Claylick Road N. 61 deg. 58 min. 20 sec. W. 108.60 feet to a large corner post in the margin of said Road, corner to Bobby R. Murphy; thence with the line of said Murphy and leaving said Road N. 35 deg. 52 min. 53 sec. E. 17.60 feet to a large corner post, corner to said Murphy; thence continuing with the line of said Murphy N. 7 deg. 40 min. 14 sec. E. 814.10 feet to an existing iron post, corner of said Murphy and being a corner to Tract 13 this survey; thence with the line of said Tract 13, N. 54 deg. 01 min. 46 sec. E. 866.27 feet to an iron pin set, corner to Tract 13 and Tract 12 this survey; thence with the line of said Tract 12, S. 46 deg. 25 min. 24 sec. E. 460.34 feet to an iron pin set, corner to said Tract 12 and in the line of said D.B. Luster; thence with the line of said Luster S. 44 deg. 50 min. 25 sec. W. 1500.00 feet to the beginning, containing 15.70 acres, more or less.

Being the same property conveyed to Johnny Tyra and wife, Betty Jo Tyra by deed dated July 12, 1988 from Robert E. Newlin, a single man of record in Book 7604, Page 191, Register's Office for Davidson County, Tennessee.

unimproved ☑

unimproved ☑

This is improved ☐ property, known as 0 Crocker Springs Road, Whites Creek, TN 37189
0 Clay Lick Road, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 25 day of March, 2022.

Betty Jo Tyra
Betty Jo Tyra

State of ALABAMA
County of WALKER

On this 25 day of March, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Betty Jo Tyra, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

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

Notary Public
My Commission Expires: 1/25/23

File No.: 22-Crocker

