WARRANTY DEED

Karen Johnson Davidson County
Batch# 839256 DEEDWARR
04/13/2022 02:38:31 PM 3 pgs
Fees: $18.00 Taxes: $555.00

20220413-0043119

J-BA-22-9418

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Atakpu	New Owner	
(NAME)	(NAME)	168-00-0-002.00
2620 New Salem Highway D 101		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBORAH ARCHEY KENNEDY, MARRIED AND JEFFREY RAY ARCHEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN ATAKPU,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel 1

Land in the 9th Civil Disfrict of Davidson County, Tennessee, described according to a survey made by Robert E. Murray, March 31, 1962, as follows:

Beginning at an iron pin on the northwesterly margin ofHighway No. 100 at the southwest comer of the property conveyed to Harold H. Hughes and wife, by deed from Frank A. Martin, of record in book 2633, page 339, Register's Office for said County; thence north 3045' west 215.1 feet to an iron pin; thence south 6430' west 210.8 feet; thence south 3ff45' east 215.1 feet to an iron pin on the northwesterly margin of said Highway; thence with same northeastwardly 210.9 feet to the beginning, containing 1.04 acres, more or less.It is further understood that the gantors give to the gantees an easement to use the spring immediately north of the above-described property, to furnish water for this property alone, said easement to include right to install pipes for this property alone, said easement to include right to install pipes from spring to subject property. This easement is to run perpetually with said property

Parcel II

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the East 25 feet of Parcel 3, Map 168, of the official maps of Davidson County, Tennessee.

Beginning at a stake in the North margin of Highway 100, at Ray Archey's East line; being the east line, of Parcel 2, Map 168; thence East with the North Margin of Highway 100, 25 feet to a point;

[9626-21001/103981/2] 7

Thence, North 113 feet to the North line of Parcel 3, Map 168; thence, west, with said line 25 feet, to the east line of Parcel 2, Map 168, thence with said line South 112 feet to the beginning.

Parcel III

Being a tract of land as shown on property Map 168, Assessor's Office and lying in Davidson County, Nashville, Tennessee, bounded in general by Ray Archey on the West and South; Larry T. Allison on the North, East and South, more particularly described as follows:

Beginning at an iron pin set at a white oak, said pin being located S8623 t37"W 603.42" from the centerline

intersection of State Highway 100 and State Highway 96, also being Ray Archey's first tract northeast corner (Deedbook 3374, Page 505, R.O.D.C.). Thence leaving Archey with 3 new lines N7116 t 16"E 45.00 to an iron pin set; thence S2404'40"E 97.63' to an iron pin set in Larry T. Allison's north line (Ref. Deed book 9252, page 195 R.O.D.C.); thence with Allison's north line S641756" W passing an iron pin set at 20.00', a second Ray Archey tract (Ref. Deedbook 8413, Page 879 R.O.D.C.) And then leaving Allison and continuing with Archey a total distance of 45.00' to a point in a shed in the first Ray Archey tract's east line; thence with Ray Archey N2358'24 ttW 103.10' to the point of beginning, containing 0.10 acres, more or less and being a portion of Larry T. Allison's property as recorded in Deedbook 6333 , page 869 Register' s Office according to a survey by Randolph L. Chapdelaine R.L.S., #1444 7111-B Sweetgum Road SW, Fairview, Tennessee 37062 and dated April 1, 1999.

Parcel I, II

Being part of the real property conveyed to T. J. Allison by deed from Jas. E. Covington, Clerk and Master, dated September 22, 1947, filed March 22, 1948, and recorded in book 1577, page 365, Register's Office for said County.

Being the same property conveyed to Ray Archey and wife, Martha Sue Archey, by Warranty Deed from T.J. Allison and wife, Mamie Allison, of record in Book 101, Page 797, Register' s Office for Davidson County, Tennessee.

Parcel III

Being the same property conveyed to Ray Archey by Quitclaim Deed from Larry T. Allison, of Instrument No. 20001050001325, recorded January 5, 2000, Register's Office of Davidson County, Tennessee.

The said Ray Archey having since died testate on June 4, 2009, leaving Martha Sue Archery as his sole heir, pursuant to Case No. 21P2452, in the Seventh Circuit Court for Davidson County, Probate Division. The said Martha Sue Archey having since died testate on August 27, 2021, admitted to probate for the purpose of establishing a muniment of title, leaving Jeffrey Ray Archey and Deborah Archey Kennedy as her sole heirs, pursuant to Case No. 21P2452, in the Seventh Circuit Court for Davidson County, Probate Division.

Affidavit of Heirship recorded in Instrument No: 20220413-0043117 and 20220413-0043118, Register's Office for Davidson CountyTennessee.

This conveyance is subject to:
- Taxes for the year 2022
- Easement use the Spring of record in Book 3374, Page 505, in the Register's Office for Davidson County, Tennessee.
- Contract for Sale of record in Instrument Number 20220208-0014422, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9418 Highway 100, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 11th DAY OF APRIL, 2022.

Deborah Archey Kennedy

Jeffrey Ray Archey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH ARCHEY KENNEDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY RAY ARCHEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212