Karen Johnson Davidson County
Batch# 839271 DEEDWARR
04/13/2022 02:54:51 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20220413-0043140

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5 DAY OF April, 2022.

NOTARY PUBLIC
My Commission expires: _____

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22020009

Address of New Owner	Send Tax Bills To:	Tax Information:
BAD Properties, LLC 400 River Rouge Court Nashville, TN 37209	Same	058-203.00 AND 058-191.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Rutherford Family, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **BAD Properties, 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, Tennessee, described as follows, to wit:

Parcel A (Map/Parcel: 058-00-0-203.00)
Being a portion of land situated in the 1st Council District of Davidson County, Tennessee, and is more particularly described as follows:

Commencing at the approximate intersection of Rambling Brook Road and Eatons Creek Road, in a northerly direction 198.9+/- feet to 1/2" iron rod found, having a cap marked TN 1133, being the Tennessee Registered Land Surveyor Number of James E. McAleer, Jr., on the easterly margin of Eatons Creek Road, at the southwest corner of Parcel 2, owned by Bad Properties, LLC, of record in Instrument No. 20220112-0004389, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), and the northwest corner of Rutherford Family LLC, of record in Instrument No. 20130301-0020551, R.O.D.C., TN; thence leaving the margin with said line, North 89 degrees 09' 24" East, a distance of 49.84 feet to a point in the approximate centerline of Eatons Creek to the southwest corner of Rutherford Family LLC, of record in Instrument No. 20130301-0020548, R.O.D.C., TN, also being the northwest corner of Carrington Place, LLC, of record in Instrument No. 20190308-0021464, R.O.D.C., TN, at approximate Tennessee state plane coordinate location of N:689,286.95, E:1,713,139.76, at the southwesterly corner of the subject property and being the point of beginning of herein described land; thence with said centerline, North 07 degrees 54' 20" West, a distance of 17.48 feet to a point in the centerline of the creek at the southwest corner of Parcel 1, of Bad Properties, LLC, of record in Instrument No. 20220112-0004389, R.O.D.C., TN; thence leaving the centerline with Bad Properties, LLC, southerly property line, North 68 degrees 41' 22" East, passing a witness corner, a 5/8" iron rod found, having no cap, going a total distance of 312.41 feet to 1/2" iron rod found, having a cap marked TN 1133; thence continuing with said line, North 57 degrees 23' 31" East, a distance of 197.20 feet to a 5/8" iron rod found having no cap, at the northwest corner of Parcel 3, owned by Bad Properties, LLC, of record in Instrument No. 20220112-0004389, R.O.D.C., TN; thence with said line, South 33 degrees 46' 49" East, a distance of 252.38 feet to a 1/2" iron rod found, having a broken cap; thence, South 16 degrees 50' 14" West, a distance of 81.40 feet to a 5/8" iron rod found set by Dale and Associates, having a pink cap on the northerly line of Carrington Place, LLC; thence with said line, North 84 degrees 56' 39" West, passing a witness corner, a 1/2" iron rod found, having no

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-TC-22-4456

or less, according to a Boundary Survey by Dale and Associates under Project #21217, dated March 18, 2022, last revised March 29, 2022, and the legal description was written by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on April 1, 2022.

Being part of the same property conveyed to E. R. Rutherford by Warranty Deed from Harold Cornelius Glaus, Linda Gail Glaus, married, and Clara B. Glaus, as to her life estate, dated 01/05/1993 and recorded on 01/07/1993 at Book 8835, Page 188, Register's Office for Davidson County, Tennessee. E. R. Rutherford having since died testate on or about 11/29/2011, pursuant to the terms of his Last Will and Testament (filed in Docket 12P95, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division), property was devised to Barbara Ann Rutherford, aka Ann R. Reed, Jean Ettha Rutherford, aka Jean Rutherford Lee, and Edwin Ruthven Rutherford, III. See Executor's Deed of record in Instrument No. 20130130-0009468, RODCT. Further being part of the same property conveyed to Rutherford Family, LLC, by Quitclaim Deed from Edwin Ruthven Rutherford, III, Ann Rutherford Reed and Jean Rutherford Lee dated 02/28/2013 and recorded on 03/01/2013 in Instrument No. 20130301-0020548, RODCT.

Parcel B (Map/Parcel: 058-00-0-191.00)
Being a portion of land situated in the 1st Council District of Davidson County, Tennessee, and is more particularly described as follows:

Commencing at the approximate intersection of Rambling Brook Road and Eatons Creek Road, in a northerly direction 198.9+/- feet to 1/2" iron rod found, having a cap marked 1133, being the Tennessee Registered Land Surveyor Number of James E. McAleer, Jr., on the easterly margin of Eatons Creek Road, at the southwest corner of Bad Properties, LLC, of record in Instrument No. 20220112-0004389, in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), at approximate Tennessee state plane coordinate location of N:689,286.22, E:1,713,089.92, at the northwesterly most corner of the subject property and being the point of beginning of herein described land; thence leaving the margin with said line, North 89 degrees 09' 24" East, a distance of 49.84 feet to a point in the approximate centerline of Eatons Creek to the southwest corner of Rutherford Family LLC, of record in Instrument No. 20130301-0020548, R.O.D.C., TN, also being the northwest corner of Carrington Place, LLC, of record in Instrument No. 20190308-0021464, R.O.D.C., TN; thence with the approximate centerline and Carrington Place, LLC, westerly line, South 08 degrees 33' 08" East, a distance of 150.08 feet to a point on at the northwest corner of Eaton's Creek Park Homeowners Association, Inc., of record in Instrument No. 20041229-0153376, R.O.D.C., TN; thence with Eaton's Creek Park Homeowners Association, Inc., northerly line, North 84 degrees 05' 41" West, a distance of 46.84 feet to a 5/8" iron rod set, by Dale & Associates, having a pink cap, on the easterly margin of Eatons Creek Road; thence with said margin, North 10 degrees 08' 45" West, a distance of 145.12 feet to the point of beginning of herein described land, having an area of 6972.64 square feet or 0.16 acres, more or less, according to a Boundary Survey, by Dale and Associates under Project #21217, dated March 18, 2022, last revised March 29, 2022, and the legal description was written by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on April 1, 2022.

Being part of the same property conveyed to E. R. Rutherford by Warranty Deed from Billie Faye Ames and Roberta Fitts dated 07/21/1993 and recorded on 08/06/1993 at Book 9039, Page 48, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to Billie Faye Ames by Quitclaim Deed from E. R. Rutherford dated 10/04/2002 and recorded on 10/08/2002 in Instrument No. 20021008-0122740, RODCT. Further being the same property conveyed to E. R. Rutherford by Quitclaim Deed from Billie Faye Ames dated 10/07/2002 and recorded on 10/08/2002 in Instrument No. 20021008-0122741, RODCT. E. R. Rutherford having since died testate on or about 11/29/2011, pursuant to the terms of his Last Will and Testament (filed in Docket 12P95, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division), property was devised to Barbara Ann Rutherford, aka Ann R. Reed, Jean Ettha Rutherford, aka Jean Rutherford Lee, and Edwin Ruthven Rutherford, III. See Executor's Deed of record in Instrument No. 20130130-0009469, RODCT. Further being the same property conveyed to Rutherford Family, LLC, by Quitclaim Deed from Edwin Ruthven Rutherford, III, Ann Rutherford Reed and Jean Rutherford Lee dated 02/28/2013 and recorded on 03/01/2013 in Instrument No. 20130301-0020551, RODCT.

This is property generally located:
4456 Eatons Creek Road, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Ingress/Egress Easements of record in Book 8296, Page 910, Book 8350, Page 251, and Book 10152, Page 388, said Register's Office.

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. Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. Grantor further covenants and binds itself, its successors, and/or assigns, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Rutherford Family, LLC** has caused this instrument to be executed, this the 6 day of April, 2022

RUTHERFORD FAMILY, LLC

By: Edwin R. Rutherford, III
As: Member

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Edwin R. Rutherford, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Member of **Rutherford Family, LLC**, the within named bargainor, and he as such Member, executed the within instrument for the purposes therein contained by signing the name of the **Rutherford Family, LLC** by himself as such Member.

This the 6 day of April, 2022

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY