Karen Johnson Davidson County
Batch# 852060 DEEDWARR
05/06/2022 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20220506-0052581

WARRANTY DEED

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: May 18, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Quality Clean Construction LLC	OWNER	049-00-0 351.00
(NAME)	(NAME)	
5468 Granny White Pike		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Ricky Earps,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Quality Clean Construction LLC,** 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:

BEING A CERTAIN PARCEL OF LAND IN THE FIRST CIVIL DISTRICT AND THE THIRD COUNCIL DISTRICT OF METRO NASHVILLE & DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND IN A TVA EASEMENT, SAID IRON PIN BEING THE SOUTHWESTERLY CORNER OF THE WEBB PROPERTY, OF RECORD IN INSTRUMENT NUMBER 20020131-0013599; SAID POINT ALSO BEING AN EASTERLY CORNER OF THE TERMINAL LOGISTICS II FXG GROUND SPE, LLC PROPERTY, OF RECORD IN INSTRUMENT NUMBER 20210119-0007430; THENCE WITH TERMINAL LOGISTICS II FXG GROUND SPE, LLC'S WESTERLY LINE S 59°04'36" W A DISTANCE OF 607.84' TO A T-POST FOUND AND CROSSING THE CENTER OF A TVA EASEMENT AT 78.90'; SAID T-POST BEING THE NORTHEASTERLY CORNER OF WILLOW TRACE SUBDIVISION, PHASE TWO, PLAT BOOK 7900, PAGE 46; THENCE WITH THE NORTHERLY LINE OF WILLOW TRACE, PHASE TWO N 49°30'15" W A DISTANCE OF 461.72' TO AN IRON PIN SET, SAID POINT BEING SOUTHEASTERLY CORNER OF THE PRESTWICK PLACE SUBDIVISION, PLAT INSTRUMENT NUMBER 20040723-0088164; THENCE WITH THE EASTERLY LINE OF PRESTWICK PLACE N 38°15'52" E A DISTANCE OF 636.77' TO A T-POST FOUND, SAID POINT BEING IN THE SOUTHWESTERLY LINE OF WEBB, AFOREMENTIONED THE FOLLOWING TWO CALLS: S 84°08'14" E A DISTANCE OF 238.38' TO AN IRON PIN FOUND; THENCE S 27°30'02" E, CROSSING THE CENTER OF A TVA EASEMENT AT 503.94', A TOTAL DISTANCE OF 522.09' BACK TO THE POINT OF BEGINNING AND HAVING AN AREA OF 9.197 ACRES (400,640 SQUARE FEET) ACCORDING TO A SURVEY CONDUCTED BY CROW LAND SURVEYING ON 5/12/2021.

Being part of the same property conveyed to Ricky Earps by deed of record in Instrument No. 20020426-0051669, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record. Also, the buyer is aware the subject property is landlocked

unimproved ☑

This is improved ☐ property, known as 0 Knight Drive, Nashville, TN 37207

(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 29th day of April, 2022.

Ricky Earps

State of Tennessee
County of Rutherford

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

WITNESS my hand and seal this 29th day of April, 2022.

Notary Public Kelsie Holloway
My Commission Expires: May 18, 2024

KELSIE HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

File No.: 21733

I, Kelsie Holloway 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 4|29|2022 (date of document).

Kelsie Holloway

Affiant Signature

5|2|2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2 day of May, 2022

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2|20|23

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY