Karen Johnson Davidson County
Batch# 852086 DEEDWARR
05/06/2022 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20220506-0052609

Name and Address of New Owner:
Jones Bend Partners, GP
2494 North Mount Juliet Road
Suite 100
Mt. Juliet, TN 37122

Send Tax Bills To:
Same as new Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 043-16-0-058.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark D. Morris and wife, Kelley M. Morris**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jones Bend Partners, GP, a Tennessee Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Parcel 1:

A certain tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Being a part or portion of the land shown on the map of the Revised Subdivision of Colonial Bluff, as shown of record in Book 974, Page 23, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Lots Nos. 28, 27, 26, 25, 24, and the Easterly one-half of Lot No. 23; Lots Nos. 33 to 38 inclusive and the Easterly part of Lot No. 32 determined by extending a line through the center of Lot No. 23 in a Southerly direction until the same intersects with the Southerly boundary line of said Lot No. 32, together with that part of the 20 foot street as shown thereon as is contained within the boundary of the property hereby conveyed and is contiguous thereto. Said street has been closed by declaration of record in Book 2297, page 304, R.O.D.C.

Said lands herein conveyed are further described by metes and bounds according to the map of survey made August 12, 1953, by Z.J. Wilkinson, unrecorded, as follows, to-wit:

Being Tract No. 2 on said survey and beginning at a point marked by an iron pin set in a curve and being the center of the Northerly boundary of Lot. No. 23 on the map of aforesaid subdivision of Colonial Bluff; thence along said curve to the left with a radius of 814.5 feet a distance of 275 feet to the point of tangent of said curve; thence N. 46 deg. 30' E., 25 feet to the point; thence S. 43 deg. 30' E., 300 feet to a point; thence S. 71 deg. 30* W., 222.6 feet to a point; thence S. 12 deg. 30* E., 102 feet to a point; thence N. 87 deg. 25' W., 161 feet to a point; thence N. 23 deg. W., 235.2 feet to the beginning, more or less, and being part of the same property conveyed by Anderson Land and Improvement Company to Myrtle Anderson Marlowe, by deed of record in Book 737, page 64, as corrected by deed of record in Book 855, page 372, said Register's Office.

Included within the above description but excluded from this conveyance are the two parcels of land heretofore conveyed as follows:

1. Parcel conveyed by Elizabeth Carlile to State of Tennessee for use and benefit of

Department of Highways by Warranty Deed of record in Book 4074, page 811, Register's Office for Davidson County, Tennessee.

2. Parcel divested out of Elizabeth Carlile and vested in the State of Tennessee for the use and benefit of the Department of Highways by decree of Fifth Circuit Court of Davidson County, Tennessee, of record in Book 4604, Page 745, Register's Office for Davidson County, Tennessee.

Parcel 2:

Land situate in the 11th Civil District of Davidson County, Tennessee, described, as follows, to-wit:

Beginning at a stake in the South right-of-way of Old Hickory Boulevard, corner to Elizabeth Marlow Carlile and the Northwest corner of this lot; thence with the East line of said Carlile South 43 deg. 30' East 300 feet to a stake; thence South 71 deg. 30' East 208 feet more or less to a stake in the low water line of Cumberland River; thence with the West line of Cumberland River, Northerly 385 feet, more or less to a stake in the South right-of-way of Old Hickory Boulevard; thence with the South right-of-way of Old Hickory Boulevard South 46 deg. 30' East 225 feet, more or less, to the beginning, more or less, after survey by Z.J. Wilkinson, Surveyor, Nashville, Tennessee, on August 12, 1953.

Included but excluded in the above description is an out conveyance of record in Book 4237, Page 523.

Being the same property conveyed to Mark D. Morris and wife, Kelley M. Morris by Warranty Deed from Andrea Katherine Marlowe Spears a/k/a Kay Spears of record in Instrument No. 20050722-0085804, Register's Office for Davidson County, Tennessee, dated July 15, 2005 and recorded on July 22, 2005. (Value of consideration shown in aforementioned deed $42,500.00.)

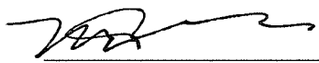
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of April, 2022.



_____(SEAL)
Mark D. Morris

Kelley M. Morris (SEAL)
Kelley M. Morris

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 Mark D. Morris and Kelley M. Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My commission expires: 11/8/[illegible]

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $565,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of April, 2022.

Notary Public
My commission expires:_____

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 3, 2025

File No. GNT-21-1896

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 29th day of April, 2022.

Robert L. Scruggs, Affiant 04/29/2022
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 29th day of April, 2022.

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023