Karen Johnson Davidson County
Batch# 853964 DEEDWARR
05/12/2022 08:53:30 AM 5 pgs
Fees: $28.00 Taxes: $407.00
20220512-0054389

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37035-04-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. Rod E Wilkins Affiant Subscribed and sworn to before me this 28th day of April, 2022. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 21, 2023

WARRANTY DEED

Address New Owner: Rod Wilkins 0 River Road Pike Nashville, TN 37209	**Send Tax Bills To:** New Owner 6441 Bresslyn Rd. Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 06600009400 * 06600009500

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 of which is hereby acknowledged, **Charles Gray, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rod Wilkins, a married man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 0 River Road Pike, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28 day of April, 2022.

Charles Gray

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Gray, 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, at office, this 28th day of April, 2022.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

<<NOTARY SEAL>>

EXHIBIT "A"

Parcel 1:
Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Tract No. 7 of the Lela Mai Gross Subdivision, unrecorded according to a survey of Bruce Rainey & Associates dated 5/30/90.

Beginning at an iron pin on the Southerly margin of River Road said pin being located approximately 1,203' West of the Southwest corner of the intersection of River Road and Cub Creek Road; thence leaving said margin of road S47 degrees 06' 21" W, 1,761.96' to an iron pin in the fence line said pin being in the Easterly property line of the George McClendon property of record in Book 4628, Page 852, Register's Office for Davidson County, Tennessee; thence with the line of McClendon N12 degrees 52' 12" E 179.81' to an iron pin; thence N11 degrees 43' 30" E 151.72' to an iron pin; thence leaving the fence line and the line of McClendon N47 degrees 06' 21" E 1,468.02' to an iron pin in the Southerly margin of River Road; thence with said margin S50 degrees 14' 12" E 167.18' to an iron pin; thence S43 degrees 27' 13" E 23.20' to the point of the beginning, containing 7.01 acres more or less.

Parcel 2:
Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Tract No. 6 of the Lela Mai Gross Subdivision, unrecorded according to a survey of Bruce Rainey & Associates dated 5/30/90.

Beginning at an iron pin on the Southerly margin of River Road said pin being located approximately 1,013' West of the Southwest corner of the intersection of Cub Creek Road and River Road; thence leaving said margin of road S47 degrees 06'21"W 925.42' to an iron pin; thence S45 degrees 59'35"W 1,164.34' to an iron pin in the fence line, said pin being located in the line of the Wright Properties, Inv. of record in Book 5356, Page 897, Register's Office for Davidson County, Tennessee; thence with the line of Wright Properties and the fence line N11 degrees 21'38"E 78.00' to a 4 inch Sassafrass tree in the fence line, said tree being the Southeast corner of the George McLendon property of record in Book 4628, Page 852, Register's Office for Davidson County, Tennessee; thence with the line of McLendon N13 degrees 40'13"E 146.22' to an iron pin; thence N12 degrees 52'12"E 169.71' to an iron pin; thence leaving the fence line and the line of McClendon N47 degrees 06'21"E 1,761.96" to an iron pin on the Southerly margin of River Road; thence S43 degrees 27'13"E 199.01' to the point of the beginning containing 9.02 acres more or less.

Included in the above conveyance but expressly excluded herein is the following:

Land in the 23rd Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, surveyor # 823 dated April 26, 2001 and known as Job No. 010069 as follows:

Beginning at an iron pin on the Southerly margin of River Road, said point of beginning being located approximately 1013' West of the Southwest corner of the intersection of Cub Creek Road and River Road; thence S 47° 09' 04" W 926.50' to an existing iron pin; thence S 45° 57' 22" W 169.50' to an iron pin set; thence severing the original 9.02 acre tract N 43° 53' 18" W 202.22' to an iron pin set in the original Northwesterly line of the said 9.02 acre tract; thence N 47° 10' 17" E 1096.87' to an existing iron pin on the margin of the said River Road; thence with the said margin S 43° 38' 48" E 198.28' to the point of beginning, containing 5.00 acres more or less

Being the same property conveyed to Charles Gray, a single man, By Warranty Deed from The Robert Jeremy Sisemore 2012 Dynasty Trust dated December 19, 2012, of record in Instrument No. 20130822-

0088882, in the Register's office of Davidson County, Tennessee, dated August 21, 2013, recorded on August 22, 2013.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been assumed in full by the Grantee. Map and Parcel Nos. 06600009400 and 06600009500.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Covenants, Conditions and Restrictions as set forth in Installment Deed recorded in Book 8139, Page 1 and Book 8139, Page 6, Register's Office for Davidson County, Tennessee.
4. Easement for Public Utilities, recorded in Instrument No. 20140411-0030541, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 4/28/22

GEORGE E. MUDTER, JR.
Dated 4/28/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 4/28/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

