THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541115

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $901,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2022.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 867051 DEEDWARR
06/03/2022 11:58:38 AM 3 pgs
Fees: $18.00 Taxes: $3,333.70
20220603-0064316

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nola Vorbrich, Trustee 7935 Buffalo Road Nashville TN 37221	New Owner	Tax Parcel ID No. 113-00-0-209.00

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, **Michael J. Price and Daina Bray, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Nola Vorbrich, Trustee of the Nola Vorbrich Living Trust dated September 12, 2012**, ("Grantes"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:
Being a parcel of land in the 23rd Councilmanic District of Davidson County, Tennessee and located on the east side of the intersection of Firetower Road and Buffalo Road, said parcel also being a portion of Parcel 165 on Map 113-00 as evidenced in Deed Book 6521 Page 320 in the Register' s Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

BEGINNING, at a point in the east margin of Buffalo Road near the intersection of Firetower Road, said iron pin being the northwest corner of the property herein described, said point also being the southwest corner of Parcel 191 as evidenced in Instrument Number 20000508-0046261 thence:

I) leaving the east margin of Buffalo Road, following the south line of Parcel 191, North 62 degrees 54 minutes 28 seconds East a distance of 260.00 feet to an iron pin, said iron pin being an interior corner in the north line of the property herein described, said iron pin also being an interior corner in the south line of Parcel 191, thence:

2) continuing with the south line of Parcel 191, North 01 degrees 00 minutes 00 seconds East a distance of 90.00 feet to an iron pin, said iron pin being an interior corner in the north line of the property herein described, said iron pin also being an interior corner in the south line of Parcell 91, thence:

3) continuing with the south line of Parcel 191, North 78 degrees 48 minutes 12 seconds East a distance of 289,89 feet to an iron pin, said iron pin being an interior corner in the north line of the property herein described, said iron pin abo being an interior corner in the south line of Parcel 191 thence:

4) continuing with the south line of Parcel 191, North 62 degrees 54 minutes 28 seconds East a distance of 125.00 feet to an iron pin, said iron pin being in the north line of the propery herein described, said iron pin also being an interior corner of Parcel 191, said iron pin also being an interior corner in the east line of Parcel 165, thence:

5) continuing with the new line of Parcel 191, continuing with the north line of the proper" herein described, South 22 degrees 08 minutes 30 seconds a distance of 51.50 feet to an iron pin, said iron pin being an interior corner in the north line of the parcel herein described and said iron pin also being an interior corner to Parcel 191, thence;

6) continuing to follow with the north line of the parcel herein described and with a line common to Parcel 191, North 54 degrees 00 minutes 00 seconds East a distance of 212.34 feet to an iron pin, said iron pin being the northeast corner of the parcel herein described, and said iron pin being the southeast corner of Parcel 191, and said iron pin also being an interior corner to Parcel 165, thence;

7) leaving the north line of the property herein described, and severing Parcel 165, South 36 degrees 00 minutes 00 seconds East a distance of 65.00 feet to an iron pin, said iron pin being the southeast corner of the parcel herein described and said iron pin also being an interior corner to Parcel 165, thence:

8) leaving the east line of the property hereh described, continuing to sever Parcel 165 following with the south line of the
property herein described, South 41 degrees 09 minutes 31 seconds West a distance of 661.67 feet to an iron pin, said iron pin being in the south line of the parcel herein described, thence:

9) continuing to follow the south line of the parcel herein described and continuing to sever Parcel 165, South 85 degrees 00 minutes 00 seconds West a distance of 260.00 feet to an iron pin, said iron pin being in the south line of the property herein described, thence:

10) continuing to follow the south line of the parcel herein described and continuing to sever Parcel 165, North 85 degrees 00 minutes 00 seconds West a distance of 100.00 feet to an iron pin in the east margin of Buffalo Road, said iron pin being the southwest corner to the parcel herein described, thence;

11) following the east margin of Buffalo Road, North 19 degrees 33 minutes 32 seconds West a distance of 85.00 feet to an iron pin, said iron pin being in the west lineof the property herein described, thence;

12) continuing to follow the east margin of Buffalo Road, North 19 degrees 33 minutes 35 seconds West a distance of 115.00 feet to an iron pin, the BEGINNING, containing 5.041 acres more or less, according to a survey by Jesse E. Walker, RLS, PE.

Being the same property conveyed to MICHAEL J. PRICE AND DAINA BRAY, HUSBAND AND WIFE, by deed from KIMBERLY A. NELSON AND HUSBAND, JIMMY R. NELSON, JR., of record in Instrument No. 20170503-0043334 , dated May 2, 2017 , said Register's Office.

Being further conveyed to MICHAEL J. PRICE AND DAINA BRAY, HUSBAND AND WIFE, by quitclaim deed from KIMBERLY A. NELSON AND HUSBAND, JIMMY R. NELSON, JR., of record in Instrument No. 20171023-0107998, dated October 17, 2017, said Register's Office.

Tract 2:
Land situated in the 35th Council District of Davidson County, Tennessee, being a portion of an 11.37 acre tract shown on an unrecorded survey done by James Jeffers, Tennessee Registered Land Surveyor Number 1270, dated March 24h 1990 and being described as a portion of Tract I and Tract 3 of lands owned by Teddy Harold Richardson and Miriam M. Richardson, as referenced by a Deed of Trust, or record in Instrument No. 20120409.0029927, in the Register's Office for Davidson County, Tennessee, and being more particulaty described as follows:

Commencing at an iron rod set by Jesse Walker, Tennessee Registered Land Surveyor Number 1486, said rod being the northeasterly corner of land conveyed to Kimberly A. Nelson and husband Jimmy R. Nelson, Jr. by Quitclaim Deed of record in Instrument 20020723-0088077, in the Register's Office for Davidson County, Tennessee, the South 36 degrees East, a distance of 65 feet to an iron rod set by Walker, said rod being the point of beginning of the herein described land;

Thence leaving the land conveyed to Nelson and with lands owned by Richardson, South 10 degrees 45 minutes 23 seconds East, a distance of 100.36 feet to a T-post;

Thence South 57 degrees 38 minutes 40 seconds West, a distance of 278.35 feet to a point on the line of Nelson;

Thence with the line of Nelson, North 41 degrees 09 minutes 31 seconds East, a distance of 328.81 feet to the point of beginning, having an area of 12986.08 square feet or 0.298 acres of land. This description was prepared by Christopher Lyle Goa, Tennessee Registered Land Surveyor Number 2660 and is based on survey work performed by Dale and Associates in August of 2015.

Being the same property conveyed to MICHAEL J. PRICE AND DAINA BRAY, HUSBAND AND WIFE, by quitclaim deed from KIMBERLY A. NELSON AND HUSBAND, JIMMY R. NELSON, JR., of record in Instrument No. 20171023-0107998, dated October 17, 2017, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 113-00-0-209.00.

No insurance is afforded as to the acreage or square footage contained in the insured property.

This is improved property located at 7935 Buffalo Road Nashville TN 37221

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 2nd day of June, 2022.

Michael J. Price by Sam Coleman, his Attorney-in-Fact

Daina Bray by Sam Coleman, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. Price and Daina Bray, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2022.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022