Karen Johnson Davidson County
Batch# 872465 DEEDWARRSP
06/16/2022 09:05:13 AM 4 pgs
Fees: $23.00 Taxes: $9,435.00
20220616-0068797

This Instrument Prepared By:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, Tennessee 37027

ADDRESS NEW OWNERS:
James Dudney Fox
2711 Berrywood Drive
Nashville, TN 37204

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
118-07-0-061.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $2,550,000.00.

Affiant

Sworn to and subscribed before me this 15 day of June, 2022.

Notary Public
My Commission Expires: 7.2024

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Kenneth J. Kaplan**, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Dudney Fox**, hereinafter called the **GRANTEE**, his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A

This is improved property known as: **2711 Berrywood Drive, Nashville, TN 37204.**

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2022 and all future years, a lien not yet due and payable. (2) All matters shown on the Plan of Berrywood of record in Plat Book 3106, Page 14, amended in Instrument No. 20071206-0141323, Register's Office for Davidson County, Tennessee; (3) Perpetual Easement for Underground Water Facilities of record in Book 4802, Page 95, and Book 5838, Page 758, Register's Office for Davidson County, Tennessee; (4) Decree Divesting and Vesting Title with Easements of record in Book 4893, Page 773, Register's Office for Davidson County, Tennessee; (5) Ordinance 2009-374 of record in Instrument No. 20110328-0023792, Register's Office for Davidson County, Tennessee; (6) All matters shown on the ALTA/NSPS Land Title Survey prepared by Joshua A. Meeks, TN RLS No. 2790, TTL, Inc., dated April 7, 2022, Job No. 22-12-00597.00.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever.

AND THE GRANTOR DOES FURTHER COVENANT and bind himself, his representatives, heirs and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, against the lawful claims and demands of all persons claiming by, through or under GRANTOR (other than claims arising out of matters set forth above), but not further or otherwise. 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 hand this 7th day of June, 2022.

GRANTOR:

Kenneth J. Kaplan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Kenneth J. Kaplan**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of June, 2022.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

EXHIBIT A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE MAP OF BERRYWOOD, SECTION 2, OF RECORD IN BOOK 3106, PAGE 14, AMENDED IN INSTRUMENT NO. 20071206-0141323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT 5 FRONTS 114.1 FEET ON THE WESTERLY MARGIN OF BERRYWOOD DRIVE AND RUNS BACK BETWEEN LINES MEASURING 163.5 FEET ON THE NORTHERLY SIDE AND 164.8 FEET ON THE SOUTHERLY SIDE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 140.0 FEET.

TRACT II:

A TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT 6 OF SECTION 2 OF BERRYWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 3106, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A COMMON LINE BETWEEN LOT NO. 5 AND LOT NO. 6 OF SAID BERRYWOOD SUBDIVISION, AND ALSO BEING SOUTH 62 DEGREES 30 MINUTES WEST, 10.0 FEET FROM THE WESTERLY MARGIN OF BERRYWOOD DRIVE; THENCE, ALONG A COMMON LINE BETWEEN THE TRACT AND NORTHERLY RIGHT-OF-WAY OF INTERSTATE I-440: SOUTH 49 DEGREES 11 MINUTES WEST, 163.7 FEET TO THE WESTERLY PROPERTY LINE OF LOT 6; THENCE, NORTH 20 DEGREES 25 MINUTES WEST, 38.0 FEET TO AN IRON PIN MARKING THE COMMON CORNER OF LOT 5 AND LOT 6; THENCE, ALONG SAID COMMON LINE OF LOT 5 AND LOT 6, NORTH, 62 DEGREES 30 MINUTES EAST, 154.7 FEET TO THE POINT OF BEGINNING, CONTAINING 2,918.0 SQUARE FEET, MORE OF LESS.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE, ARE THE FOLLOWING DESCRIBED PARCELS:

EXCLUDED PARCEL I: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOTS 5 AND 6 ON THE MAP OF BERRYWOOD SUBDIVISION, SECTION II, OF RECORD IN BOOK 3106, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST MARGIN OF BERRYWOOD DRIVE AND THE EXISTING NORTH MARGIN OF I-440; THENCE, ALONG THE SAID NORTH MARGIN, SOUTH 50 DEGREES 9 MINUTES WEST, 11.2 FEET TO A POINT; THENCE, SOUTH 62 DEGREES 45 MINUTES WEST, 25 FEET, MORE OR LESS, TO A POINT IN THE PROPOSED NORTH MARGIN OF I-440; THENCE, NORTH 48 DEGREES 12 MINUTES EAST, 42 FEET, MORE OR LESS TO A POINT; THENCE ALONG THE SAID WEST MARGIN, SOUTHWARDLY 10 FEET, MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 236 SQUARE FEET. SAID PROPERTY IS REFERRED TO AS TRACT 210(D)S2 IN A WARRANTY DEED FROM CHARLES F. MCKELVEY AND WIFE, LETA FRANCES MCKELVEY TO THE STATE OF TENNESSEE RECORDED IN BOOK 5838, PAGE 756, SAID REGISTER'S OFFICE.

EXCLUDED PARCEL II: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOTS 5 AND 6 ON THE MAP OF BERRYWOOD SUBDIVISION, SECTION II, OF RECORD IN BOOK 3106, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EXISTING NORTH MARGIN OF 1-440, SAID POINT BEING SOUTH 50 DEGREES 9 MINUTES WEST, 11.2 FEET FROM THE WEST MARGIN OF BERRYWOOD DRIVE; THENCE, ALONG THE SAID NORTH MARGIN, SOUTH 50 DEGREES 9 MINUTES WEST, 157 FEET, MORE OR LESS TO A POINT; THENCE, NORTH 48 DEGREES 12 MINUTES EAST 135 FEET, MORE OR LESS TO A POINT; THENCE, NORTH 62 DEGREES 45 MINUTES EAST 25 FEET, MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 468 SQUARE FEET. SAID PROPERTY IS REFERRED TO AS TRACT 211(D)S2 IN A WARRANTY DEED FROM CHARLES F. MCKELVEY AND WIFE, LETA FRANCES MCKELVEY TO THE STATE OF TENNESSEE RECORDED IN BOOK 5838, PAGE 756, SAID REGISTER'S OFFICE.

ACCORDING TO THE WARRANTY DEED RECORDED IN BOOK 5838, PAGE 756, SAID REGISTER'S OFFICE, THE SAID EXCLUDED PARCELS I AND II TOGETHER CONTAIN 704 SQUARE FEET.

EXCLUDED PARCEL III: BEING PART OF LOT NO. 5 ON THE MAP OF BERRYWOOD, SECTION II, AS OF RECORD IN BOOK 3106, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF BERRYWOOD DRIVE, SAID POINT BEING THE COMMON CORNER OF LOTS 5 AND 6 OF SAID PLAN; THENCE, WITH THE COMMON LINE OF SAID LOTS 5 AND 6, WESTWARDLY 10 FEET TO A POINT; THENCE, NORTH 50 DEGREES 9 MINUTES EAST, 11.2 FEET TO THE SAID MARGIN OF BERRYWOOD DRIVE; THENCE WITH SAID MARGIN SOUTHWARDLY 5 FEET TO THE POINT OF BEGINNING AND CONTAINING 25 SQUARE FEET AND BEING PART OF THE SAME PROPERTY VESTED IN CHARLES P. MCKELVEY AND WIFE, LETA FRANCES MCKELVEY, BY DEED FROM ROBERT A. TURPEN AND WIFE, AS OF RECORD IN BOOK 3769, PAGE 181, REGISTER'S OFFICE FOR SAID COUNTY. BEING THE SAME PROPERTY TAKEN BY THE STATE OF TENNESSEE BY CONDEMNATION AS EVIDENCED BY A FINAL CONSENT JUDGMENT ENTERED MARCH 30, 1970, AND RECORDED IN BOOK 4418, PAGE 262, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Kenneth J. Kaplan by Warranty Deed from Wall Tech, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20120627-0056232 Register's Office for Davidson County, Tennessee, dated June 19, 2012 and recorded on June 27, 2012.