Karen Johnson Davidson County
Batch# 875216 DEEDWARR
06/22/2022 09:50:30 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20220622-0070863

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF JUNE, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2708LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Scenic Farms Partnership	Scenic Farms Partnership	
5304 Tidwell Hollow Road	4535 Harding Pike Ste. 309	078 00 0 021.00
Nashville, TN 37218	Nashville TN 37205	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ELIZABETH ANNE LORANCE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCENIC FARMS PARTNERSHIP,** 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:

A certain tract or parcel of land located in Davidson County, Tennessee, being Tract No. 15 as shown on a survey made by Southern Land Surveying Company, Inc., dated December 2, 1967, and described as follows:

Beginning on the Southeasterly margin of Tidwell Hollow Road at the Northwest corner of the property conveyed to John L. Ragsdale and wife, by deed from Joe W. Collier and wife, of record in Book 4513, Page 308, Register's Office for Davidson County, Tennessee; thence South 40 degrees 31 minutes East 1,350.92 feet; thence North 24 degrees 18 minutes 30 seconds East 190.94 feet; thence North 40 degrees 31 minutes West 1,269.70 feet to the Southeasterly margin of Tidwell Hollow Road; thence with the same South 40 degrees 20 minutes West 172.8 feet to the beginning, containing 5.20 acres, more or less.

Being the same property conveyed to Elizabeth Anne Lorance, a single woman, by Warranty Deed from Donnie L. Bailey, a single man, of record in Instrument No. 20210615-0080736, in the Register's Office of Davidson County, Tennessee, dated June 11, 2021 and recorded on June 15, 2021.

Being the same property conveyed to Donnie L. Bailey, a single man, by Warranty Deed from William Donald Dorman and wife, Laurel Davis Dorman, of record in Instrument No. 20160516-0048653, in the Register's Office of Davidson County, Tennessee, dated May 16, 2016 and recorded on May 16, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 4239, Page 327. Easement for the flow of the waters of Cumberland River, and the rights of the public therein. Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution. No coverage is provided as to the amount of acreage or square footage of the land.

This is unimproved property known as 5304 Tidwell Hollow Road, Nashville, TN 37218

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 15th day of June, 2022.

Elizabeth Anne Lorance

Elizabeth Anne Lorance

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ELIZABETH ANNE LORANCE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of June, 2022.

Notary Public

My Commission Expires: 02/19/2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

I Lisa Allard, 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 June 15, 2022.

Lisa Allard, Affiant June 15, 2022

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this June 15, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

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