Karen Johnson Davidson County
Batch# 875751 DEEDWARR
06/22/2022 11:18:30 AM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20220622-0071088

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $850,000.00. Affiant Subscribed and sworn to before me, this the 14th day of June, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Leverage LLC	New Owner(s)	173-00-0-042-00
PO Box 1031		
Brentwood, TN 37024-1031		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM ERNEST JONES AND ALICE JONES, HUSBAND AND WIFE, STEVEN MICHAEL JONES AND JERELYN JONES, HUSBAND AND WIFE, RONALD STEVEN JONES, A MARRIED MAN*, AND LISA J. HADDOCK, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEVERAGE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the Seventh Civil District of Davidson County, Tennessee and being described according to a survey dated December 16, 1997 and revised December 2, 1998 and prepared by Kevin L. Birdwell, R.L.S. No. 1797, 4060 Carters Creek Pike Franklin, Tn. 37064 and being more particularly described as follows:

Beginning at the North end of the Northeasterly return curve at the intersection of Old Hickory Boulevard, a 50 foot wide right-of-way and Pettus Road a 50 foot wide right-of-way; thence

1. With the Easterly right-of-way line of Old Hickory Boulevard, North 32 degrees 52 minutes 24 seconds West, 22.08 feet; thence

2. Continuing with said Easterly right-of-way line, Northwesterly 482.50 feet along the arc of a curve to the right that has a radius of 1824.03 feet, said curve has a chord bearing and distance of North 25 degrees 17 minutes 41 seconds West, 481.12 feet; thence

3. Continuing with said Easterly right-of-way line, North 17 degrees 42 minutes 59 seconds West, 495.20 feet to an iron pin set at the South east corner of the William H. Helton property as recorded in Deed Book 3536, Page 553, R.O.D.C., Tennessee; thence

4. Leaving the Easterly right-of-way tine of Old Hickory Boulevard and with the East line of the Helton property, North 5 degrees 50 minutes 42 seconds East, 159.67 feet to an iron pin set in the Southerly line of the Daisy C. Gossett property as recorded in Deed Book 1578, Page 423, R.O.D.C., Tennessee; thence

5. Leaving the East line of the Helton Property and with the Southerly line of the Daisy C. Gossett Property the following courses and distances to wit:
South 74 degrees 51 minutes 45 seconds East 178.51 feet to an iron pin set; thence
South 31 degrees 59 minutes 41 seconds East 155.43 feet to an iron pin set; thence
South 37 degrees 06 minutes 55 seconds East 118.05 feet to an iron pin set; thence
South 54 degrees 05 minutes 44 seconds East 243.40 feet to an iron pin set; thence
South 38 degrees 56 minutes 34 seconds East 179.37 feet to an iron pin set; thence
South 28 degrees 56 minutes 01 seconds East 261.22 feet to an iron pin set in the Northwesterly right-of-way line of Pettus Road; thence

6. With the Northwesterly right-of-way line of Pettus Road, Southwesterly 53.16 feet along the arc of a curve to the left that has a radius of 1490.83 feet, said curve has a chord bearing and distance of South 58 degrees 39 minutes 52 seconds West, 53.16 feet; thence

7. Continuing with said Northwesterly right-of-way line, South 59 degrees 10 minutes 47 seconds West, 55.69 feet; thence

8. Continuing with said Northwesterly right-of-way line, Southwesterly 220.27 feet along the arc of a curve to the left that has a radius of 946.15 feet, said curve has a chord bearing and distance of South 50 degrees 58 minutes 24 seconds West, 219.78 feet; thence

9. Continuing with said Northwesterly right-of-way line, South 44 degrees 18 minutes 14 seconds West, 153.67 feet, thence

10. Northwesterly 44.86 feet along the arc of curve to the right that has a radius of 25.00 feet the point of beginning, said curve has a chord bearing and distance of North 84 degrees 17 minutes 05 seconds West, 39.08 feet.

Said described tract contains 9.12 acres more or less.

Being Part of the same property conveyed to Mrs. Frank Jones by Deed of record in Book 702, Page 543, R.O.D.C. Tennessee

Being the same property conveyed to IVJ Family, L. P., a Tennessee limited Partnership by Quitclaim deed from Irma Vester Jones of record in Book 11274, page 909, Register's Office for Davidson County, Tennessee, dated December 21, 1998 and recorded on December 30, 1998.

Being the same property conveyed to William Ernest Jones an undivided 26.93489% interest, Alice Jones an undivided 6.39844% interest, Steven Michael Jones an undivided 26.93489% interest, Jerelyn Jones an undivided 6.39844% interest, Ronald Steven Jones an undivided 16.66667% interest, and Lisa J. Haddock an undivided 16.66667% interest by Quitclaim deed from IVJ Family Partnership, a Tennessee General Partnership, formerly known as IVJ Family, L.P., a Tennessee Limited Partnership of record in Instrument No. 20151015-0104781 Register's Office for Davidson County, Tennessee, dated October 12, 2015 and recorded on October 15, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 0 Old Hickory Boulevard, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

*This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of June, 2022.

William Ernest Jones

Alice Jones

Steven Michael Jones

Jerelyn Jones

Ronald Steven Jones

Lisa J. Haddock

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 William Ernest Jones, Alice Jones, Steven Michael Jones, Jerelyn Jones, Ronald Steven Jones, and Lisa J. Haddock with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of ~~June, 2022~~.

Notary Public

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 16, 2022 (date of document).

Affiant Signature

June 16, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025