Karen Johnson Davidson County
Batch# 878112 DEEDWARR
06/27/2022 10:08:30 AM 5 pgs
Fees: $28.00 Taxes: $1,877.75
20220627-0073113

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $507,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of June, 2022.

Rachel Marie Collins
Notary Public

(Affix Seal)

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

2022-05-250

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sean Harris and Sheree Harris ~~9 Old Harding Pike~~ 718 Oak Meadow Dr. ~~Nashville, TN 37205~~ Franklin, TN 37064	New Owner	Map/Parcel P/O 168-047.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ronald D. Buck**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Sean Harris and Sheree Harris, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Being a parcel of land in the 35™ Council-Manic District within the General Services District of Metropolitan Nashville-Davidson County, Tennessee. Being generally located to the north of Highway 100, and Old Harding Pike, west of Lewis Road, south of Griffith Road, and east of Old Harding Lane. Being a portion of the property conveyed to Ronald D. Buck by deed of record In Instrument No. 20211104-0147701, Register's Office of Davidson County, Tennessee. Being more particularly described as follows:

BEGINNING at an Iron Rod (New) in the northerly right-of-way of Old Harding Pike N 85° 12' 59" W, 559.91 feet from the northeasterly quadrant of the intersection of Highway 100 (66' Right-of-Way) and Old Harding Pike (50' Right-of-Way);

THENCE, with said Old Harding Pike N 85° 12' 59" W, 193.67 feet to an Iron Rod (New) to the southwest corner of said Lorie Gayle Woods and Paul Stanley Woods Property;

THENCE, with said Lorie Gayle Woods and Paul Stanley Woods Property the following calls: N 11° 39' 44" W, 883.00 feet to a Cedar Stump; N 04° 24' 43" E, 820.30 feet to an Iron Rod (New);

THENCE, with a severance line the following calls:

N 89° 58' 55" E, 277.62 feet to an Iron Rod (New);

S04° 24' 42" W, 766.10 feet to an Iron Rod (New);

S 05° 28' 45" E, 939.35 feet to the POINT OF BEGINNING;

Containing 435,729 Square Feet or 10.00 Acres, more or less; Prepared by: Barge Design Solutions, Inc. File No. 3773300 Date: December 14, 2021 . Survey Drawing attached as Exhibit "A"

Being the same property conveyed to Ronald D. Buck by Warranty Deed from Ann Marie Montz and Mary Lois Irene Cobb of record in Instrument No. 202111040147701, Register's Office for Davidson County, Tennessee, dated October 26, 2021 and recorded on November 04, 2021

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2022 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is unimproved property known as 0 Old Harding Pike, Nashville, TN 37205 .

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and binds himself, his heirs and assigns, 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.

{The remainder of this page is left blank intentionally.
Signature and Notary acknowledgment appear on the following page.}

Effective the 9th day of June, 2022:

Ronald D. Buck

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9 day of June, 2022, before me personally appeared Ronald D. Buck, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9 day of June, 2022.

Notary Signature
My commission expires:

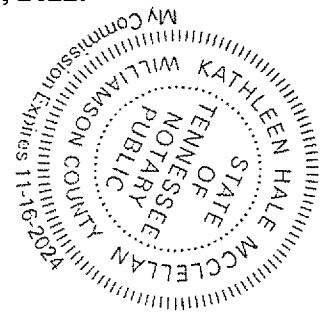
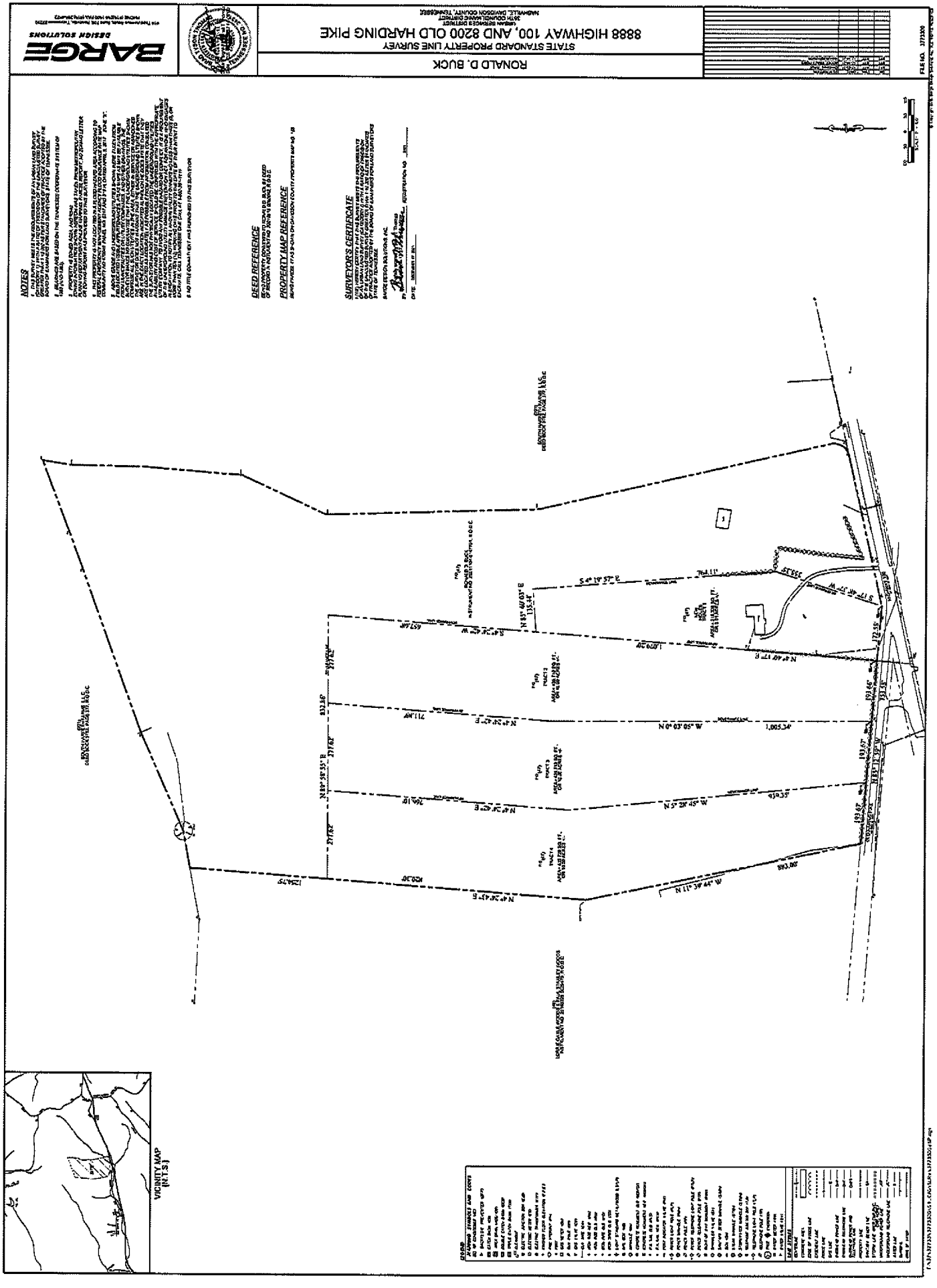


Exhibit "A"


RONALD D. BUCK
STATE STANDARD PROPERTY LINE SURVEY
8888 HIGHWAY 100, AND 8200 OLD HARDING PIKE
NOTES
DEED REFERENCE
PROPERTY MAP REFERENCE
SURVEYOR'S CERTIFICATE
VICINITY MAP
[N.T.S.]

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/09/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/09/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 **day of** June **,** 2022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM