Karen Johnson Davidson County
Batch# 881502 DEEDWARR
06/30/2022 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20220630-0075652

BAILLE MCMAHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MARCH 28, 2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2022.

Notary Public

My commission expires: 3-28-26

**THIS INSTRUMENT WAS PREPARED BY**
**Lakeside Title & Escrow Series, LLC**
**854 Wren Road**
**Goodlettsville, TN 37072**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Antioch OHB Land Investors, GP** | | **182-129.00** |
| **13430 Old Hickory Blvd** | Same as new owner | |
| **Antioch, TN 37013** | | |

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, **Waverly Burt and wife, Sandra Burt**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antioch OHB Land Investors, GP** 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:

Property known as: 13430 Old Hickory Blvd, Antioch, TN 37013, County of Davidson

Land in Davidson County, Tennessee, being an 8.925 - acre parcel located in the southern part of Davidson County, Tennessee. From an iron pin where the right of way of Cane Ridge Road and Old Hickory Boulevard intersect on the northeast side run with Old Hickory, South 85 degrees 49 minutes 36 seconds East, 72.80 feet to the beginning; thence leaving said right of way and with a new line dividing the property recorded in Book 4898, page 371, Register's Office for Davidson County, Tennessee, North 13 degrees 37 minutes 25 seconds East, 406.73 feet to a point; thence North 16 degrees 57 minutes 53 seconds East, 1,030.56 feet to a point in the original line; thence with a fence and the same, South 72 degrees 27 minutes 52 seconds East, 286.53 feet to an iron pin; thence South 09 degrees 12 minutes 59 seconds West, (erroneously shown as South 90 degrees 12 minutes 59 seconds on prior deed), 308.33 feet to an iron pin; thence South 9 degrees 40 minutes 19 seconds West, 381.82 feet to an iron pin; Thence North 83 degrees 24 minutes 37 seconds West, 86.71 feet to an iron pin; thence South 7 degrees 44 minutes 27 seconds West, 224.11 feet to an iron pin; thence North 83 degrees 26 minutes 02 seconds West, 31.51 feet to an iron pin; thence South 11 degrees 23 minutes 29 seconds West, 75.76 feet to an iron pin; thence North 77 degrees 41 minutes 34 seconds West, 153.70 feet to an iron pin; thence South 14 degrees 03 minutes 09 seconds West, 386.39 feet to an iron pin in the north right of way of Old Hickory Boulevard; thence with the right of way, North 85 degrees 49 minutes 36 seconds West, 150 feet to the beginning, containing 8.925 acres, more or less.

Being the same property conveyed to Waverly Burt and wife, Sandra Burt, by Warranty Deed from James R. Jenkins, Sr. and wife, Shirley A. Jenkins, dated 10/30/1996 and recorded 11/04/1996 in Book 10248, Page 182, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 182-129.00

The property address and Tax Parcel ID number shown herein are provided solely for informational purposes only.

LTE File No.: 22-1338TN

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as: 13430 Old Hickory Blvd, Antioch, TN 37013.**

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 we do covenant with 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/our hand(s) this 27th day of June, 2022.

Waverly Burt

Waverly Burt

Sandra Burt

Sandra Burt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

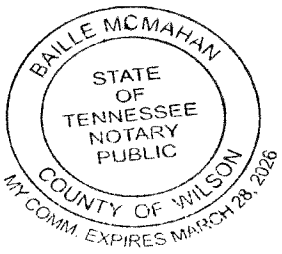
On this 27th day of June, 2022, before me personally appeared **Waverly Burt and Sandra Burt**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 27th day of June, 2022.

Baille McMahan

Notary Public

Commission Expiration:



**Tennessee Certification of Electronic Document**

I, Caleb Waters, 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 4/27/2022 (date of document).

Caleb Waters
Affiant Signature

04/29/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of June, 2022.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5/20/2025

NOTARY'S SEAL

