Karen Johnson Davidson County
Batch# 881584 DEEDWARR
06/30/2022 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $333.00
20220630-0075758

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Plot Holders LLC 744 South Street, #855 Philadelphia, PA 19147	Same as Owner	041 00 0 120.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gary T. Tizard**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Plot Holders LLC, a Wyoming Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, as follows:

To reach the beginning from an iron pin set in the Southeasterly boundary line of a tract of land conveyed to J. D. Southerland by deed as of record in Book 2702, Page 70, Register's Office for Davidson County, Tennessee, and also being the Southwest corner of a tract of land conveyed to C. W. Cone, et ux, by deed as of record in Book 1847, Page 522, said Register's Office, proceed: North 10° 46' 51" East 1125.85 feet to an iron pin; thence North 80° 42' 15" West 487.28 feet to an iron pin; thence, North 33° 51' 47" West 955.32 feet to an iron pin; thence, North 63° 11' 52" West 528.00 feet to an iron pin; thence, North 54° 14' 17" West 303.60 feet to an iron pin; thence, North 51° 37' 16" West 370.82 feet to an iron pin; thence, North 9° 54' 20" East 594.26 feet to an iron pin; thence, North 47° 28' 12" East 30.00 feet to an iron pin, the point of beginning; thence, North 47° 28' 12" East 481.50 feet to an iron pin; thence, North 35° 56' 40" East 190.66 feet to an iron pin; thence, North 29° 55' 18" East 210.16 feet to an iron pin; thence, South 87° 32' 40" East 809.09 feet to a point in the center of a 50' private drive; thence, with the centerline of said drive South 37° 59' 46" West 35.13 feet; thence, with a 1998.12 foot radius curve to the right 277.01 feet, said curve has a chord bearing and distance of South 41° 58' 04" West 276.79 feet; thence, with a 190.00 foot radius curve to the left 189.32 feet, said curve has a chord bearing and distance of South 17° 23' 40" West 181.58 feet; thence, leaving said drive South 78° 50' 57" West 1140.45 feet to the point of beginning and containing 10.02 Acres, more or less.

Being the same property conveyed to Gary T. Tizard, by Warranty Deed from Clarence W. Cone and wife, Sue Fite Cone, of record in Book 6218, Page 643, in the Register's Office of Davidson, County, Tennessee, dated January 13, 1984 and recorded on January 20, 1984.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Unimproved property known as: 0 Trail Hollow Lane, Whites Creek, TN 37189
Parcel No. 041000120.00
(Address and Parcel for informational purposes only)

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of June, 2022.

_____(SEAL)
Gary T. Tizard

STATE OF Tennessee
COUNTY OF Davidson

On this 28th day of June, 2022, before me personally appeared Gary T. Tizard, 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 28th day of June, 2022.

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

M. L. Schodrosk
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
28th day of June, 2022.

_____
Notary Public
My commission expires: 1/11/2026
File No. 2022-1085

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
Jan. 11, 2026

Tennessee Certification of Electronic Document

I, Melissa Low 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 6/28/22 (date of document).

Affiant Signature

6/28/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

