Karen Johnson Davidson County
Batch# 893640 DEEDWARR
07/25/2022 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $6,882.00
20220725-0084943

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,860,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/22/2022. NOTARY PUBLIC MY COMMISSION EXPIRES

KRYSTN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3713

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Saad Properties, LLC	FirstBank	149-00-0-200.00
519 Bell Road	211 Commerce St, Suite 300	
Antioch, TN 37013	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Joseph Pape

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Saad Properties, LLC

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Map/Parcel 149-00-0-200.00
Land lying and being in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by James L. Murphy, Jr. & Co., Engineers, September 8, 1967, as follows, to-wit:

Beginning at a point in the westerly margin of Bell Road, said point being 655.25 feet, more or less, from Murfreesboro Pike as measured in southerly direction along the westerly boundary of the said Bell Road; thence North 80° 28' 10" West, 621.98 feet to a point; thence South 12° 22' 35" West, 166.37 feet to a point; thence South 39° 29' 57" East, 172.61 feet to a corner post; thence South 82° 52' 46" East, 280.50 feet to a point; thence South 75° 59' 16" East, 247.00 feet to a point in the westerly margin of Bell Road; thence in a northerly direction along the westerly margin of Bell Road, 288.35 feet to the point of beginning.

Less the portions of the above property previously conveyed as described in the following paragraphs. The above description contains approximately 3.8617 acres. The previously conveyed properties contained approximately 2.15 acres. The property subject to the current conveyance is approximately 1.71 acres.

Excluded Portion #1:
Included in the above property description but excluded because it has been previously conveyed is that portion conveyed to Burch Anderson, Jr., and Carole C. Anderson as recorded in Deed Book 4886, Page 550, in the Register's Office for Davidson County, Tennessee. The description of this previously conveyed and hereby excluded land is: Beginning at a point located on the west right-of-way line of Bell Road and said point also being 799.42 feet, more or less, south of Murfreesboro Pike; thence leaving said right-of-way North 77° 54'59" West, 227.73 feet to a point; thence North 73° 21' 48" West, 409.78 feet to a point; thence South 12° 22' 35" West, 83.19 feet to a point; thence South 39° 29'57" East 172.61 feet to a point; thence South 82° 52' 46" East, 280.5 feet to a point; thence South 75° 59' 16" East 247.0 feet to a point on the west right-of-way of Bell Road; thence north along said right-of-way, 144.18 feet along a curve to the right having a radius of 1949.86 feet to the point of beginning and containing 2.15 acres, more or less.

Excluded Portion #2:
Included in the above property description but excluded because it has been previously conveyed is that portion conveyed to the State of Tennessee as recorded in Deed Book 10255, Page 428, in the Register's Office for Davidson County, Tennessee. The description of this previously conveyed and hereby excluded land is:

Beginning at a point on the west existing margin of Bell Road, said point being the point of intersection between the common property line between James M. Lenahan and the subject property with the west existing margin of Bell Road; thence with the said existing margin of Bell Road northerly 81 feet, more or less, to a point 42.34 feet left of centerline survey station 93+42.68, said point being the point of intersection with the west proposed margin of State Project No. 19057-2212-14; thence with said proposed margin a 1804.95 foot radius curve left 80.33 feet to James M. Lenahan north property line; thence with said property line South 73° 25' 13" East, 0.46 feet to the point of beginning, containing 39 square feet.

Being the same property conveyed to Joseph Pape by Warranty Deed from David Patterson, Jr., of record in Instrument No. 20160128-0008323 Register's Office for Davidson County, Tennessee, dated January 26, 2016 and recorded on January 28, 2016.

The above described property being for investments purposes only and not the marital residence of the Grantor or the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 519 Bell Road 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 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 July 22, 2022.

Joseph Pape

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Joseph Pape, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 22, 2022.

Notary Public

KRYSTN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2025

My Commission Expires: _____

File #: 2022-3713

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 22, 2022.

J. Carlton Drumwright

July 22, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 22, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY