Karen Johnson Davidson County
Batch# 895031 DEEDWARR
07/27/2022 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220727-0085757

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0433

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shady Grove Road Trust	New Owner	Map: 09602001000
(NAME) P.O. Box 2155	(NAME)	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($650,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ELLEN TURLEY, SINGLE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN C. MIRES AND MARK LINEBERRY, CO-TRUSTEES OF THE SHADY GROVE ROAD TRUST, DATED JUNE 21, 2019,

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:

Land in Davidson County, Tennessee being a tract of land in the 3rd Civil District of said County and State, marked Guill Estate, 1.23 acres, more or less, as shown on the Plan of Guill Heights, of record in Plat Book 2854, Page 10, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Guill Court at the corner of Lot No. 1 on said plan; thence south 53° 30' west 198.6 feet; thence south 36° 30' east 333.7 feet to the northwesterly margin of Lebanon Road; thence with the same northeasterly 175.28 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 38.97 feet to the southwesterly margin of Guill Court; thence

with the same north 36° 30' west 290.75 feet to the beginning.

Less and except that certain conveyance to the Metropolitan Government of Nashville & Davidson County by deed of record in Instrument 20040109-0003622, said Register's Office.

Being the same property conveyed to Ellen Turley, single, by deed from Georgina A. Abisellan, of record in Instrument No. 20090902-0082307, dated August 26, 2009, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing of record in Plat Book 2854, Page 10, said Register's Office; (3) Flowage Easement of record in Book 2204, Page 503, in the Register's Office for Davidson County, Tennessee; (4) Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

This conveyance is subject to Restrictive Covenants of record in Book 660, Page 631, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2918 Lebanon Pk., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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 our hands this 27th day of July, 2022.

Ellen Turley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ellen Turley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 27th day of July, 2022.

My Commission Expires: 3/6/24

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certification of Recorded Documents

I, Julia Wyatt, 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 27, 2022.

(AFFIANT) Julia Wyatt

07/27/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 27th day of July, 2022.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY