Karen Johnson Davidson County
Batch# 895275 DEEDWARR
07/28/2022 10:41:24 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00

20220728-0086086

STATE OF ~~TEXAS~~ 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 26TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

05-NSH22-03485

Address of New Owner:	Send Tax Bills to:	Tax Information:
Johnathan Kayne, LLC 229 Blanton Ave. Nashville, TN 37210-4703	NEW owner	121-00-0-222.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dorris Wayne Walker, AKA D.W. Walker and wife, Janie L. Walker,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Johnathan Kayne, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

TRACT 1:

Land in the Third Civil District of Davidson County, Tennessee, per an unrecorded survey by G. Barry Greer dated September 12, 1977, and being Tract No. 5 on said survey described as follows:

Beginning at an iron pin on the Easterly margin of Pleasant Hill, Road, being North 5 degrees 44 minutes East 314 feet, more or less, from the intersection of Couchville Pike and Pleasant Hill Road; thence along the Easterly margin of said Pleasant Hill Road, North. 5 degrees 44 minutes East 100.0 feet to a point; thence South 85 degrees 06 minutes East 640.1. feet to a point; thence South 10 degrees 00 minutes West 101.0 feet to an iron pin; thence South 86 degrees 59 minutes East 291.6 feet to a concrete monument; thence South 5 degrees 52 minutes West 146.5 feet to an iron pin; thence North 84 degrees 06 minutes West 126.0 feet to an iron pin; thence South 73 degrees 36 minutes West 120.5 feet to an iron pin; thence North 82 degrees 44 minutes West 179.9 feet to an iron pin; thence South 11 degrees 25 minutes West 119.6 feet to an iron pin, said point being on the Northerly margin of Couchville Pike; thence along Couchville Pike North 83 degrees 15 minutes West 285.5 feet to an iron pin; thence leaving Couchville Pike North 02 degrees 05 minutes East 280.1 feet to an existing iron pin; thence North 84 degrees 41 minutes West 206.0 feet to the point of beginning, containing 5.0 acres, more or less.

TRACT 2:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the center line of the Couchville Pike (formerly Stone River turnpike) at the southwest corner of the land of Juanita Walker Steens, thence with the center line of said pike in the westerly direction 90 ft. to a point; thence at right angles in a northerly direction 150 ft. to a point, being the northwest corner of the property herein conveyed; thence at right angles in an easterly direction 90 ft. to a point, being the northwest corner of the said Juanita Walker Steen land; thence at right angles in a southerly direction with the west line of the said Juanita Walker Steen land 150 feet to the center of said Couchville Pike the point of beginning.

Being the same property conveyed to D. W. Walker and wife, Janie L. Walker by Warranty Deed from D.C. Taylor, Trustee of record in Book 5224, Page 152, Register's Office for Davidson County, Tennessee, dated November 10, 1977 and recorded on November 18, 1977.
(TRACT 1)

Being the same property conveyed to Dorris W. Walker and wife, Janie L. Walker by Warranty Deed from James E. Walker, an unmarried person of record in Book 9395, Page 107, Register's Office for Davidson County, Tennessee, dated June 29, 1994 and recorded on July 1, 1994.
(TRACT 2)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as: 0 Pleasant Hill Road, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 26th day of July, 2022

D.W. Walker
Dorris Wayne Walker AKA D.W. Walker

Janie L. Walker
Janie L. Walker

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Dorris Wayne Walker AKA D.W. Walker, and Janie L. Walker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at DALLAS, Texas, this 26 day of July, 2022.

VONTRICK DAVIDSON
Notary Public

My Commission Expires: 12.08.2024

