Karen Johnson Davidson County
Batch# 903001 DEEDWARR
08/12/2022 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220812-0091987

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 12 day of August, 2022.

Notary Public
My commission expires: 10/21/2024

KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Evan McCulty	New Owner	**04300027500**
0 River Landing Way	1001 Park Hill Dr.	
Old Hickory, TN 37138	Nashville, TN 37205	

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 ACKNOWLEDGE, WE,

Carole Ferbrache' Rhoten, an unmarried woman

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

Evan McCulty

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 THE ELEVENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEING A PORTION OF THE PROPERTY LAKEWOOD/R3, LLC, AS OF RECORD IN BOOK 20051205, PAGE 0145703, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE. BEING A PORTION OF THE FUTURE SECTION ONE, PHASE TWO OF CLUSTER LOT SUBDIVISION, RIVER LANDING. DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD ON THE NORTHERN RIGHT-OF-WAY OF RIVER LANDING WAY, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 25 ON THE FINAL PLAT OF CLUSTER LOT SUBDIVISION, RIVER LANDING, SECTION ONE, PHASE ONE, PLAT BOOK 20060728, PAGE 0091763, R.O.D.C., TN;

THENCE ALONG THE TEMPORARY TURNAROUND AND A CURVE TO THE RIGHT, DELTA OF 50°34'30", RADIUS OF 25.00 FEET, LENGTH OF 22.07 FEET AND HAVING A CHORD BEARING OF N84°36'22"W 21.36 FEET TO THE POINT OF A CURVE;

THENCE CONTINUING ALONG THE TEMPORARY TURNAROUND AND A CURVE TO THE LEFT, DELTA OF 109°02'20", RADIUS OF 50.00 FEET, LENGTH OF 95.15 FEET AND HAVING A CHORD BEARING OF 566°09'43"W 81.43 FEET TO A POINT;

THENCE WITH A NEW LINE, 589°47'22"W 260.73 FEET TO A POINT;

THENCE CONTINUING WITH A NEW LINE FOR THE NEXT FOUR CALLS, S74°53'27" W 702.27 FEET TO A POINT;

THENCE, N26°24'03"W 53.90 FEET TO A POINT;

THENCE, N16°19'56"W 158.97 FEET TO A POINT;

THENCE, S74°53'27"W 250.49 FEET TO A POINT ON THE CUMBERLAND RIVER;

THENCE WITH CUMBERLAND RIVER, N16°33'43"W 324.51 FEET TO AN IRON ROD ON THE PROPERTY LINE OF MYERS E. BROWN, AS OF RECORD IN BOOK 5658, PAGE 778, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE;

THENCE WITH LINE OF MYERS E. BROWN, N74°52'29"E 1277.29 FEET TO AN IRON ROD AT THE NORTHWEST CORNER OF THE CLUSTER LOT SUBDIVISION, RIVER LANDING, SECTION ONE, PHASE ONE, PLAT BOOK 20060728, PAGE 0091763, R.O.D.C.,TN;

THENCE WITH A NEW LINE, S19'53'35"E 513.53 FEET TO AN IRON ROD AT THE NORTHWEST CORNER OF LOT 25 OF THE CLUSTER LOT SUBDIVISION, RIVER LANDING, SECTION ONE, PHASE ONE, PLAT BOOK 20060728, PAGE 0091763, R.O.D.C.,TN;

THENCE WITH LINE OF LOT 25, S 19°53'37" E 87.28 FEET TO THE POINT OF BEGINNING; CONTAINING 15.00 ACRES, MORE OR LESS;

AS SURVEYED: OCTOBER 24, 2011, BY: L. STEVEN BRIDGES, JR., RLS#1740 OF BRIDGES LAND SURVEYING AND CONSULTING, 205 SHIVEL DRIVE, HENDERSONVILLE, TENNESSEE 37075-3518.

Being the same property conveyed to Carole Ferbrache' Rhoten, married, by Warranty Deed from Rhoten Development Company, Inc., dated June 12, 2013, of record in Instrument No. 20140110-0002864, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 0 River Landing Way, Old Hickory, TN 37138.

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.

Carole Ferbrache' Rhoten Date: 8-12-2022

Carole Ferbrache' Rhoten

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Carole Ferbrache' Rhoten, the within named Grantor(s), 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, at office, this 12th day of August, 2022.

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

D Paulsson

NOTARY PUBLIC

My Commission Expires: 10-21-2024

Certificate of Authenticity

I, Renee' Long, 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 8/12/2022.

Date

Affiant Signature

8/12/2022

Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 12th day of August, 20 22.

Notary's Signature
My Commission Expires: 10-21 2024

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER