Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-84-22-2031

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is ~~$1,150,000.00~~ $1,137,500.00

Affiant

Subscribed and sworn before me this the 29th day of August, 2022.

Notary Public
My commission expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 911983 DEEDWARR
09/02/2022 11:06:06 AM 2 pgs
Fees: $13.00 Taxes: $4,208.75

20220902-0099239

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeffrey C. Riley & Curtis Braly	new owners	074-00-0 088.00
2031 Neelys Bend Road		
Madison, TN 37115		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TERRIE CROXALL, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEFFREY C. RILEY AND CURTIS BRALY, HUSBAND AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A tract of land in the Eleventh Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the Easterly right-of-way Neelys Bend Road, and being the Southwest corner of a tract own by Sarah Dozier and Patricia Wells as of record in Deed Book 9113 Page 129 R.O.D.C., TN, and being the Northwest corner of this tract, Thence: with a fence, North 82 degrees 21 minutes 14 seconds East 486.28' to a pin (O), Thence: North 10 degrees 11 minutes 24 seconds West 407.57' to a fence post, Thence: North 86 degrees 37 minutes 00 seconds East 209.25' to a fence post, Thence: with a new line, and a fence, South 06 degrees 59 minutes 58 seconds East 207.49' to a fence break, Thence: South 13 degrees 03 minutes 47 seconds East 77.49' to a fence break, Thence: South 08 degrees 38 minutes 43 seconds East 53.02' to a fence break, Thence: South 08 degrees 15 minutes 55 seconds East 52.72' to a fence break, Thence: South 09 degrees 49 minutes 13 seconds East 289.71 to a fence post, Thence: with the Northern property line of Charles R. Robinson as of record in Deed Book 5028 Page 176 R.O.D.C., TN, South 82 degrees 47 minutes 27 seconds West 564.94' to a pin in the Easterly right-of-way Neelys Bend Road, thence: North 38 degrees 05 minutes 11 seconds West 114.27' to a point, Thence: With a curve, having a radius of 611.55', a delta of 151 degrees 15 minutes 50 seconds a length of 199.60', a chord bearing of South 28 degrees 44 minutes 10 seconds East a chord distance of 198,72' to the point of beginning containing 5.98 acres more or less as per a survey by CK Surveyors dated 9/16/2011.

Being the same property conveyed to Terrie Croxall, married by Warranty Deed dated 09/30/2011, from Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson Fuller, heirs of Sarah Dozier Robinson, of record in Instrument No. 20111004-0076846, Register's Office for Davidson County, Tennessee.

Terrie Croxall was married to Mark Young Croxall II who has since died on March 26th, 2022.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2031 Neelys Bend Road, Madison, TN 37115.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

LHC

Witness my hand this the 29th day of August, 2022.

Terrie Croxall

Terrie Croxall

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terrie Croxall, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of August, 2022.

My commission expires:
12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY