Karen Johnson Davidson County
Batch# 912762 DEEDWARR
09/06/2022 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,860.79
20220906-0099836

Warranty Deed

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-08-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $502,917.29. Affiant Subscribed and sworn to before me, this the 30th day of August, 2022. Notary Public My commission expires: 1/8/25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET, NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Intuition Development, LLC	New Owner(s)	086-00-0-101.00
1400 5th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **L.A.N.D. GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INTUITION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Land in 4th Civil District of Davidson County, Tennessee, being parcel #101 of Map 86.

Said parcel or tract #101 lying on the Westerly boundary of Tulip Grove Road.

Beginning at a point in the Westerly margin of Tulip Grove Road, said point being the Northeasterly corner of lot #34 in Hermitage Woods Subdivision of record in Book 5200, Page 161 RODC, TN: Thence with the Northerly line of said Lot #34 N 72 deg. 21' W 166.75 feet to a point; thence, N 67 deg. 40' W 225.25 feet to a point in the Easterly line of G. H. Robertson property; thence, N 7 deg. 55' E 347 feet to a point, the Southwesterly corner of Elizabeth A. Steward; thence, S 69 deg. 45' E 224.14 feet to a point in the Westerly margin of Tulip Grove Road; thence, along said Westerly margin S 17 deg. 45' E 287.5 feet to a point; thence along a curve 129.9 feet to the point of beginning, containing 2.45 acres more or less.

Being the same property conveyed to L.A.N.D. Group, LLC, a Tennessee limited liability company by Special Warranty deed from Jo Ann Davis, a single individual of record in Instrument No. 20190816-0082464 Register's Office for Davidson County, Tennessee, dated August 12, 2019 and recorded on August 16, 2019.

Being a portion of the same property conveyed to L.A.N.D. Group, LLC, a Tennessee limited liability company by QuitClaim deed from L.A.N.D. Group, LLC, a Tennessee limited liability company of record in Instrument No. 202111100150360 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 10, 2021.

Tract II:
Being a certain parcel of land located in the 2nd Civil District of Davidson County, Tennessee; and being more particularly described as follows: Parcel 264, Hermitage Woods, Section 3-A, Book 5200, page 161.

Beginning at on old iron rod in the Northwest corner of parcel number 117 of property map 86-12, Davidson County, Tennessee, Hermitage Woods, Section 3-A, Plat Book 5200, Page 161 R.O.D.C., Tennessee; thence running with said section for the next two calls, South 60 degrees 47' 30" East 305.11 feet to an old iron rod; thence North 01 degree 21' 57" West 263.52 feet to a new iron rod in the Joe E. Davis South property line, also being the Northwest corner of parcel 34 of Hermitage Woods, Section 3-A; thence running with .6; the Joe E. Davis property North 72 degrees 20' 38" West 30.00 feet to a point; thence North 70 degrees 28' 39" West 225.26 feet to a point; thence leaving the Joe E. Davis property and running with the Charles Ewin property as evidenced in

Deed Book 4385, Page 365 R.O.D.C.; Tennessee. South 05 degrees 29' 41" West 199.85 feet to the point of beginning, and containing 1.361 acres, more or less (59,207 sq. ft.).

Being the same property conveyed to Builders Unity Development Company by Warranty deed from George H. Robertson and Hybebah J. Robertson of record in Book 6804, page 397, Register's Office for Davidson County, Tennessee, dated December 19, 1985 and recorded on March 14, 1986.

Being the same property conveyed to Gary McCrary by Final Decree Confirming Sale from Builders United Dev. Co. of record in Book 8574, page 955, Register's Office for Davidson County, Tennessee, dated February 24, 1992 and recorded on March 15, 1992.

Being the same property conveyed to Wang-Fu Qin by Final Decree Confirming Sale from C & M - all right title & interest of Gary McCrary of record in Book 10321, page 871, Register's Office for Davidson County, Tennessee, dated November 20, 1996 and recorded on January 16, 1997.

Being the same property conveyed by Warranty Deed from Wang-Fu Qin to L.A.N.D. Group, LLC, a Tennessee limited liability company, recorded on the 16th day of August, 2019 in Instrument No. 20190816-0082465 in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to L.A.N.D. Group, LLC, a Tennessee limited liability company by QuitClaim deed from L.A.N.D. Group, LLC, a Tennessee limited liability company of record in Instrument No. 202111100150360 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 10, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1160 Tulip Grove Road, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of August 2022.

L.A.N.D. Group, LLC,
a Tennessee limited liability company

By: _____
Brandon C. Knox,
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon C. Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of L.A.N.D. Group, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of August 2022.

_____
Notary Public

JOHN QUINTON HORNER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/06/2022 ____ (date of document).

Affiant Signature

09/06/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6 day of September, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025