Karen Johnson Davidson County
Batch# 916440 DEEDWARR
09/14/2022 10:44:30 AM 6 pgs
Fees: $33.00 Taxes: $1,868.50
20220914-0102461

When recorded, return to:
Tennessee Title Services
547 North Mount Juliet Road, #100
Mt. Juliet, TN 37122

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-18919-KS

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Affiant

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this the 12th day of September, 2022.

Notary Public
My Commission Expires: 8/15/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kristi Cutrell 3459 Binkley Road Joelton, TN 37080	New Owner	021-04-0-001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

POPLAR CREEK PROPERTIES LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Kristi Cutrell, a single woman, 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:

PROPERTY 1:

A TRACT OF LAND IN THE 2ND CIVIL DISTRICT, FORMERLY THE 14TH CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LYING SOUTH OF LOT 7, SECTION 1, FELTSWOOD SUBDIVISION, OF RECORD IN (BOOK) 3700 (PAGE) 13, R.O.D.C., TENNESSEE AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 7, SAID CONCRETE MONUMENT ALSO BEING A COMMON CORNER WITH LOT 8 OF SAID SUBDIVISION; THENCE,

1) S 8 DEGREES, 46 FEET, 16 INCHES WEST, A DISTANCE OF 209.80 FEET TO AN IRON PIN ON THE NROTH MARGIN OF A PROPOSED 50 FOOT ROAD; THENCE,

2) WITH THE NORTH MARGIN OF A PROPOSED ROAD, NORTH 70 DEGREES, 14 FEET, 21 INCHES, A DISTANCE OF 162.32 FEET TO AN IRON PIN; THENCE,

3) CONTINUING WITH THE NORTH MARGIN OF SAID PROPOSED ROAD, WITH A CURVE TO THE LEFT HAVING A RADIUS OF 832.46 FEET AND A CENTRAL ANGLE OF 4 DEGREES, 48 FEET 47 INCHES (AND A CHORD BEARING AND DISTANCE OF NORTH 72 DEGREES 38 FEET 40 INCHEST WEST, 69.91 FEET) A DISTANCE OF 69.93 FEET TO AN IRON PIN; THENCE,

4) NORTH 14 DEGREES 56 FEET 52 INCHES EAST, A DISTANCE OF 221.87 FEET TO AN IRON PIN AT THE COMMONE REAR CORNER OF LOT 6 AND LOT 7, SECTION 1, FELTSWOOD SUBDIVISION; THENCE,

5) SOUTH 69 DEGREES 57 FEET 21 INCHES EAST, A DISTANCE OF 7.09 FEET TO A BROKEN CONCRETE MONUMENT; THENCE,

6) SOUTH 66 DEGREES 49 FEET 27 INCHES EAST, A DISTANCE OF 204.06 FEET WITH A SOUTH LINE OF LOT 7, TO THE POINT OF BEGINNNG AND CONTAINING 46,920.7 SQUARE FEET OR 1.077 ACRES ACCORDING TO A SURVEY BY THEODORE E. MARTIN, JR., DATED 1-19-1982.

BEING THE SAME PROPERTY CONVEYED TO POPLAR CREEK PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM KAREN JEAN BROWN A/K/A KAREN J. BROWN, AN UNMARRIED WOMAN OF RECORD AS INSTRUMENT NO. 20210708-0092388 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 30, 2021 AND RECORDED ON JULY 8, 2021.

BEING THE SAME PROPERTY CONVEYED TO KAREN JEAN BROWN BY QUIT CLAIM DEED FROM CINDY LOU BROWN DINNING, THOMAS EUGENE BROWN, II AND DAVID MARSHALL BROWN, DATED MAY 5, 2021AND RECORDED MAY 6, 2021 IN INSTRUMENT NO. 20210506-0061145.

FOR INFORMATION ONLY: BEING PARCEL 021-04-0-007
BEING ALSO KNOWN AS 0 EATONS CREEK ROAD, JOELTON, TN 37080

PROPERTY TWO:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 7 ON THE PLAN OF FELTSWOOD SUBDIVISION, SECTION ONE, OF RECORD IN BOOK 3700, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO POPLAR CREEK PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM KAREN JEAN BROWN A/K/A KAREN J. BROWN, AN UNMARRIED WOMAN OF RECORD AS INSTRUMENT NO. 20210708-0092388 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 30, 2021 AND RECORDED ON JULY 8, 2021.

BEING THE SAME PROPERTY CONVEYED TO CINDY LOU BROWN DINNING, KAREN JEAN BROWN, THOMAS EUGENE BROWN, II AND DAVID MARSHALL BROWN BY QUIT CLAIM DEED FROM THOMAS BROWN, SR. AND PATRICIA BROWN, DATED MARCH 14, 2005 AND RECORDED JUNE 22, 2005 IN (INSTRUMENT) 20050622-0071763.

FOR INFORMATION ONLY: BEING PARCEL 021-04-0-001
BEING ALSO KNOWN AS 3459 BINKLEY ROAD, JOELTON, TN 37080

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

This is improved property located at: **3459 Binkley Road, Joelton, TN 37080**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of AUGUST, 2022.

GRANTOR:

POPLAR CREEK PROPERTIES LLC

By: _____
Christopher Evans Meadors, Member

STATE OF CALIFORNIA
COUNTY OF NAPA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared POPLAR CREEK PROPERTIES LLC, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of AUGUST, 2022.

See attached

_____
Notary Public
My Commission expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Napa)

On August 24, 2022 before me,
L. Tschida,

Notary Public personally appeared **CHRISTOPHER EVANS MEADORS** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE _____

L. TSCHIDA
COMM. # 2290553
NOTARY PUBLIC • CALIFORNIA
NAPA COUNTY
Comm. Exp. JUNE 26, 2023

Certificate of Authenticity

I, Joshua A. Terry, 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 8/24/2022.

Affiant Signature

9/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/12/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON