Box #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 929403 DEEDWARR
10/13/2022 01:58:54 PM 2 pgs
Fees: $13.00 Taxes: $166.50
20221013-0112469

State of Tennessee
County of Davidson

The actual consideration/or value, whichever is greater, for this transfer is **$45,000.00.**

Affiant

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

Notary Public

My commission expires: 12/14/24
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
CSJ & Associates, LLC	**CSJ Associates, LLC**	**121-00-0-145-00**
2537 Couchville Pike	**514 US Highway 435**	
Nashville, TN 37217	**Tuscumbia, AL 35674**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Randall P. Haley, married, James A. Haley, married and John E. Haley, married, each owning one-third (1/3) undivided interest as tenants in common.

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

CSJ & Associates, LLC, an Alabama limited liability company

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:

A certain tract of land lying in the 2nd, formerly the 5th Civil District of Davidson County Tennessee, described as beginning at an iron pin in the southerly margin of Couchville Pine, said point being Nolen H. Hendrix's northeast corner; thence with said margin southeastwardly 271feet to an iron pin ; thence south 8deg00' west, 475 feet to a 24' Hackberry Tree; thence south 2 deg 15'west, 370 feet to an iron pin in John F. Baggett's northeast corner; thence north 83deg00' west, 421 feet to a post in Rev. Baggett's east boundary line; thence with said boundary line north 4deg00 east 384 feet to a post, being Hendrix's southwest corner; thence with said Hendrix's south boundary line eastwardly 138.9 feet to a mark to flat bed rock with an 8" Ash tree witness 17 feet northeast of said mark, and a 6" Ash tree witness 7 feet southwest of said mark, and being Hendrix's southeast corner; thence with Hendrix's east boundary line north 8deg30' east 512.7 feet to the point of beginning, containing 6.63acres

Included in the above property but expressly excluded is land conveyed to the Tennessee Department of Transportation, by Deed, Instrument No. 20060405-0039127, Register's Office of Davidson County Tennessee.

Being part of the same property conveyed to James Haley and wife, Joyce Haley by Installment Deed dated August 17, 1976, from Elizabeth Campbell of record in Book 5058, Page 717, Registers Office for Davidson County, Tennessee. The said Joyce Haley having since died leaving James Haley as the surviving tenant by the entirety. The said property was further conveyed to Randall P. Haley, James A. Haley and John E. Haley, each owning one-third (1/3) undivided interest as tenants in common, by Quit Claim Deed dated June 19, 2006, from James Haley of record in Instrument No. 20060619-0073003, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1. **Subject to the right of the state of Tennessee to enter upon said property for the purpose of removing improvements and/or encroachments which are located both on the land granted to the State of Tennessee and the remaining property as set out in the Deed to the State of Tennessee of record in Instrument No. 20060405-0039127.**

This is improved Unimproved property, known as 2537 **Couchville Pike, Nashville, TN 37217**

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 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. 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/our hand(s) this **12th** day of **October, 2022.**

Randall P. Haley

James A. Haley

Randall P. Haley

James A. Haley

John E. Haley

John E. Haley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Randall P. Haley and James A. Haley, John E. Haley,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **October 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24