This instrument prepared by
and when recorded return to:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-15130-RL-sb

Karen Johnson Davidson County
Batch# 939430 DEEDWARR
11/09/2022 08:11:30 AM 5 pgs
Fees: $28.00 Taxes: $111.00
20221109-0120042

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$30,000.00**.

Affiant

Subscribed and sworn to before me, this the 7th day of November, 2022.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-15130-RL

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jerry Carr and Pamela Carr 8150 Ellis Drive Nashville, TN 37080	Jerry Carr and Pamela Carr 8150 Ellis Drive Nashville, TN 37080	P/O 004 00 0 061.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Linda Towns, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Jerry Carr and Pamela Carr, husband and wife, 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:

Being a parcel of land in the 1st Council District of Joelton, Davidson County, Tennessee. Bounded on the North by the Jerry L. Carr, UT EX Property as of Record in Deed Book 8355, Page 878-R.O.D.C., TN. Bounded on the East by the Westerly margin of Ellis Drive. Bounded on the West by the Buford Towns & Millard Towns property as of Record in Deed Book 1132, Page 236-R.O.D.C., TN. and being more particularly described as follows;

Beginning at an existing Iron Pin, said Pin being the Southwest Corner of the Jerry L. Carr, ET UX property as of Record in Deed Book 8355, Page 878-R.O.D.C., TN and being the Northwest Corner of the tract herein described;

Thence, a common line with the Jerry L. Carr, ET UX property as of record in Deed Book 8355, Page 878-R.O.D.C., TN. South 79 degrees 03 Minutes 29 Seconds East 410.17 Feet to an iron pin set in the Westerly margin of Ellis Drive;

Thence, with said margin, south 38 degrees 38 minutes 14 seconds west 456.40 feet;

Thence, south 38 degrees 31 minutes 12 seconds west 97.07 feet to the beginning of a curve to the left;

Thence with said curve having a central angle of 16 degrees 44 minutes 10 seconds, a radius of 1235.00 feet, an arc length of 360.74 feet, and a chord bearing and distance of south 30 degrees 09 minutes 07 seconds west, a length of 359.46 feet to an iron pint set in the Westerly margin of Ellis Drive;

Thence leaving Ellis Drive, North 08 degrees 32 minutes 14 seconds east 830.32 feet to the point of beginning.

Containing 152,295 Square Feet, 3.49 acres, more or less.

The herein described property is further known as Tract 1 according to the Boundary Survey for Clifford Towns, Buford Towns & Land Towns Property, dated February 1, 2020, revised February 11, 2020 by Brian A. McCain, P.L.S., TN License No. 2256, of Southern Precision Land Surveying, Inc, which is attached hereto as "Exhibit A" and incorporated herein by this reference.

Being part of the same property granted to Garland Leroy Towns, Jr., Linda Towns, Henrietta Towns, as joint tenants with rights of survivorship by the Final Order, in the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20150407-0030263, dated August 08, 2014 and filed for record on April 07, 2015. The said Garland Leroy Towns, Jr. died intestate on July 24, 2017 and Henrietta Towns died on January 14, 2015, leaving Linda Towns as the surviving joint tenant.

Being part of the same property conveyed to Clifford Towns, Buford Towns and Lang Towns, by Warranty Deed from Henry F. Towns, an unmarried man, of record in Book 1513, Page 572, in the Register's Office of Davidson County, Tennessee, dated August 14, 1947 and recorded on August 14, 1947. The said Clifford Towns having died testate on June 08, 1977, as shown in Probate Case No. 65720. Buford Towns died intestate on February 04, 1976. Lang Towns died testate on April 14, 1982, as shown in Probate Case No. 74683.

This is unimproved property located at: **0 Ellis Drive #1, Joelton, TN 37080.**

This conveyance is made subject to 1) Property taxes for the year **2023**, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 7th day of November, 2022.

GRANTOR:

Linda Towns

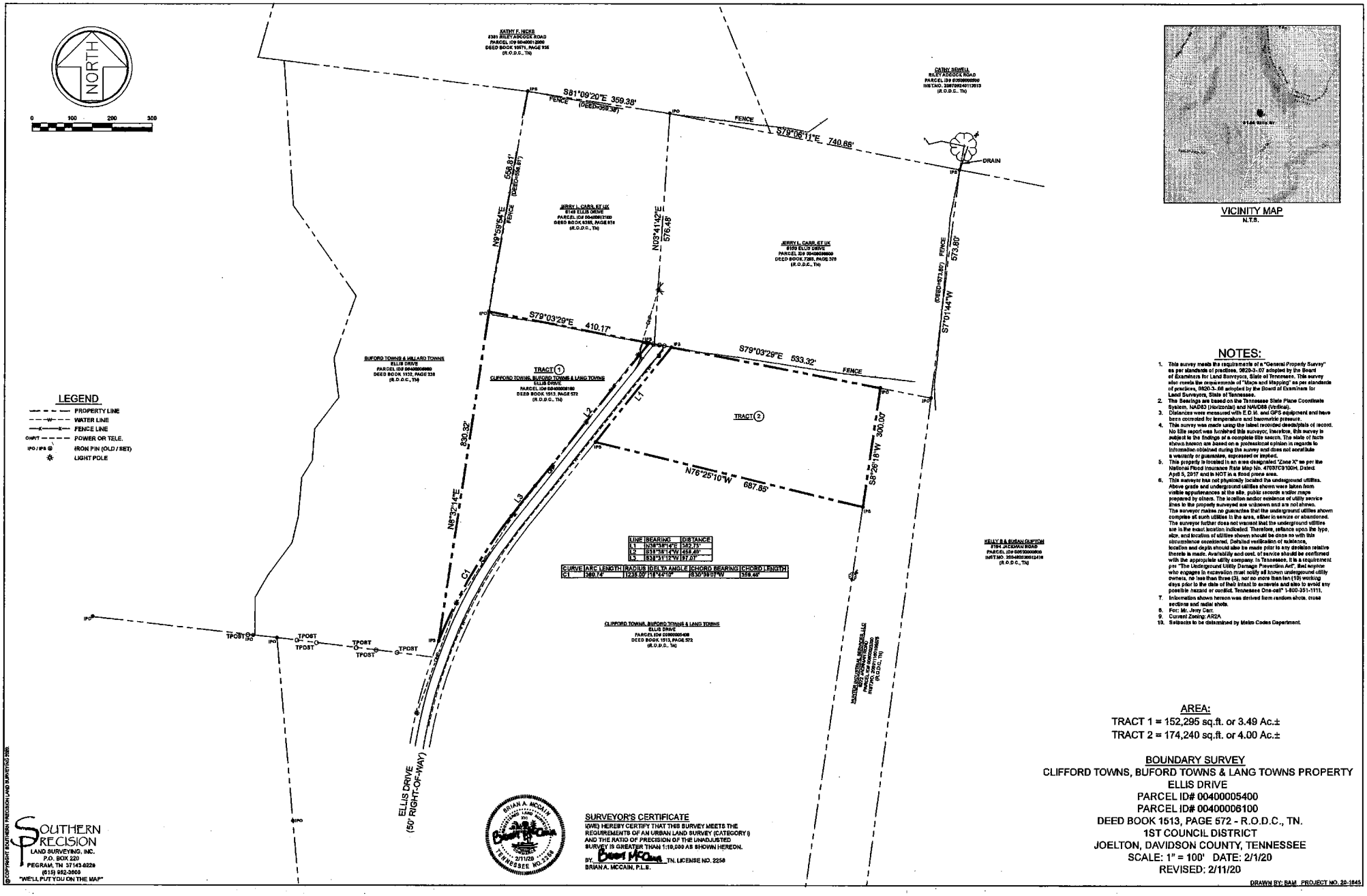
STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Linda Towns, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of November, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26



LINE	BEARING	DISTANCE
L1	N36°58'14"E	562.73'
L2	S33°58'14"W	458.49'
L3	S33°31'12"W	97.07'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	369.14'	1235.00'	17°7'4"0"	S30°58'01"W	359.48'

VICINITY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- WATER LINE
- FENCE LINE
- POWER OR TELE.
- IRON PIN (OLD / SET)
- LIGHT POLE

NOTES:

1. This survey meets the requirements of a "General Property Survey" as per standards of practices, 0820-3-.07 adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Maps and Mapping" as per standards of practices, 0820-3-.06 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
2. The Bearings are based on the Tennessee State Plane Coordinate System, NAD83 (Horizontal) and NAVD88 (Vertical).
3. Distances were measured with E.D.M. and GPS equipment and have been corrected for temperature and barometric pressure.
4. This survey was made using the latest recorded deeds/plats of record. No title report was furnished this surveyor, therefore, this survey is subject to the findings of a complete title search. The state of facts shown hereon are based on a professional opinion in regards to information obtained during the survey and does not ascribe a warranty or guarantee, expressed or implied.
5. This property is located in an area designated "Zone X" as per the National Flood Insurance Rate Map No. 47037C0100H, Dated April 5, 2017 and is NOT in a flood prone area.
6. This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One-call" 1-800-351-1111.
7. Information shown hereon was derived from random shots, cross sections and radial shots.
8. For: Mr. Jerry Carr.
9. Current Zoning: ARZA
10. Setbacks to be determined by Metro Codes Department.

AREA:

TRACT 1 = 152,295 sq.ft. or 3.49 Ac.±
TRACT 2 = 174,240 sq.ft. or 4.00 Ac.±

BOUNDARY SURVEY

CLIFFORD TOWNS, BUFORD TOWNS & LANG TOWNS PROPERTY
ELLIS DRIVE
PARCEL ID# 00400005400
PARCEL ID# 00400006100
DEED BOOK 1513, PAGE 572 - R.O.D.C., TN.
1ST COUNCIL DISTRICT
JOELTON, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 100' DATE: 2/1/20
REVISED: 2/11/20

DRAWN BY: BAM PROJECT NO. 20-1845

BRIAN A. MCCAIN — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2258 — 2/11/20

SURVEYOR'S CERTIFICATE

I(WE) HEREBY CERTIFY THAT THIS SURVEY MEETS THE REQUIRREMENTS OF AN URBAN LAND SURVEY (CATEGORY I) AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

BY: _____ TN. LICENSE NO. 2258
BRIAN A. MCCAIN, P.L.S.

SOUTHERN PRECISION
LAND SURVEYING, INC.
P.O. BOX 220
PEGRAM, TN 37143-0220
(615) 952-3600
"WE'LL PUT YOU ON THE MAP"

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Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am 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 11-7-22.

Kathy Smith — Affiant Signature

11-7-22 — Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Nov 7, 2022.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY