THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221042668** Karen Johnson Davidson County Batch# 942224 **DEEDWARR** 11/17/2022 09:56:42 AM 3 pgs Fees: $18.00 Taxes: $5,558.79 20221117-0122315	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,502,376.00 Affiant Subscribed and sworn to before me, this 15th day of November, 2022. Notary Public My Commission Expires: DANA B. MARLOW NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 3/20/24 COUNTY OF DICKSON

WARRANTY DEED

Address New Owner: Edward Adam Floyd and Marion Floyd 714 Parden Place Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 039-00-0-322.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Todd Burkett** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward Adam Floyd and Marion Floyd, a married couple**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING AND LYING IN THE 1ST COUNCIL DISTRICT OF DAVIDSON COUNTY TENNESSEE AND LYING NORTH OF AND ADJACENT TO STENBERG ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIN FOUND IN THE NORTH R.O.W. OF STENBERG ROAD, SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED AND THE SOUTHWEST CORNER OF SHELBY MITCHELL ETVIR; THENCE LEAVING MITCHELL WITH SAID NORTH R.O.W. S 49°32'59" W FOR A DISTANCE OF 49.39' TO A POINT; THENCE S 41°58'10" W FOR A DISTANCE OF 89.56' TO A POINT; THENCE S 35°52'34" W FOR A DISTANCE OF 52.53' TO A POINT; THENCE S 32°06'08" W FOR A DISTANCE OF 122.67' TO A POINT; THENCE S 32°27'44" W PASSING AN EXISTING 15' EASEMENT AS RECORDED IN INSTRUMENT NUMBER 20200626-0069448 AT 11.33' IN ALL A DISTANCE OF 87.08' TO A POINT; THENCE S 40°04'00" W FOR A DISTANCE OF 84.37' TO A POINT; THENCE S 45°42'18" W FOR A DISTANCE OF 72.25' TO A POINT; THENCE S 46°20'47" W FOR A DISTANCE OF 113.02' TO A POINT; THENCE S 51°41'19" W FOR A DISTANCE OF 344.58' TO A POINT; THENCE S 50°15'48" W FOR A DISTANCE OF 59.36' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHERN MOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHEAST CORNER OF ERIC ANDERSON ETUX; THENCE LEAVING SAID NORTH R.O.W. WITH ANDERSON, N 29°10'49" W, PASSING THE CENTER OF AN EXISTING 15' INGRESS-EGRESS EASEMENT AS RECORDED IN INSTRUMENT NUMBER 20200626-0069448 AT 235.51' IN ALL A DISTANCE OF 263.92' TO A UTILITY POLE; THENCE N 50°47'12" W FOR A DISTANCE OF 98.74' TO A 12" MAPLE; THENCE N 39°02'14" W FOR A DISTANCE OF 39.11' TO A 18" WALNUT; THENCE N 38°12'30" W FOR A DISTANCE OF 43.41' TO A 10" MAPLE; THENCE N 05°02'04" W FOR A DISTANCE OF 20.74' TO A 6" WALNUT; THENCE N 52°21'35" W FOR A DISTANCE OF 111.60' TO A IRON PIN FOUND; THENCE N 23°08'54" W FOR A DISTANCE OF 61.38' TO A IRON PIN FOUND; THENCE N 11°39'53" W FOR A DISTANCE OF 115.61' TO A IRON PIN FOUND; THENCE N 47°53'58" W FOR A DISTANCE OF 104.73' TO A IRON PIN FOUND; THENCE N 70°51'43" W FOR A DISTANCE OF 196.54' TO A IRON PIN FOUND; THENCE N 60°53'45" W FOR A DISTANCE OF 90.63' TO A IRON PIN FOUND; THENCE N 57°44'13" W FOR A DISTANCE OF 76.05' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF ANDERSON; THENCE CONTINUING WITH ANDERSON, S 25°24'42" W FOR A DISTANCE OF 202.42' TO A IRON PIN FOUND; THENCE S 47°21'42" W FOR A DISTANCE OF 134.33' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF ERIC

ANDERSON, AND THE EAST BOUNDARY OF GENE & JANET CARNEY; THENCE LEAVING ANDERSON WITH CARNEY, N 53°48'03" W FOR A DISTANCE OF 550.34' TO A 14" OAK; THENCE N 15°21'33" W FOR A DISTANCE OF 1190.53' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF CARNEY; THENCE CONTINUING WITH CARNEY, N 74°10'09" W FOR A DISTANCE OF 223.40' TO A IRON PIN FOUND; THENCE S 88°52'42" W FOR A DISTANCE OF 571.91' TO A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE NORTHWEST CORNER OF GENE & JANET CARNEY, AND THE EAST BOUNDARY OF MICHAEL CARNEY; THENCE LEAVING GENE & JANET CARNEY WITH MICHAEL CARNEY, N 68°22'32" W FOR A DISTANCE OF 294.71' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE WESTERN MOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE CONTINUING WITH MICHAEL CARNEY, N 04°28'37" E FOR A DISTANCE OF 416.99' TO A IRON PIN FOUND; THENCE N 05°25'58" E FOR A DISTANCE OF 277.52' TO A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE SOUTHEAST CORNER OF ROGER BROWN INSTRUMENT NUMBER 20170310-0023790; THENCE LEAVING CARNEY WITH BROWN, N 03°36'14" E FOR A DISTANCE OF 349.01' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, THE NORTHEAST CORNER OF ROGER BROWN INSTRUMENT NUMBER 20170310-0023790, AND THE SOUTHWEST CORNER OF ROGER BROWN INSTRUMENT NUMBER 20210715-0095309; THENCE WITH BROWN INSTRUMENT NUMBER 20210715-0095309, N 85°38'55" E FOR A DISTANCE OF 208.18' TO A WOOD FENCE POST; THENCE S 84°16'24" E FOR A DISTANCE OF 130.28' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF ROGER BROWN INSTRUMENT NUMBER 20210715-0095309, AND THE SOUTHERN MOST SOUTHWEST CORNER OF JOY HENDRICKSON; THENCE LEAVING BROWN WITH HENDRICKSON, S 71°02'13" E FOR A DISTANCE OF 773.40' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHERN MOST NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, THE SOUTHEAST CORNER OF JOY HENDRICKSON, AND THE WEST BOUNDARY OF ARCHIE CARNEY; THENCE LEAVING HENDRICKSON WITH ARCHIE CARNEY, S 04°28'35" W FOR A DISTANCE OF 163.48' TO A IRON PIN FOUND; THENCE S 27°23'21" E FOR A DISTANCE OF 1056.00' TO A IRON PIN FOUND; THENCE S 44°53'21" E FOR A DISTANCE OF 363.00' TO A IRON PIN FOUND; THENCE S 49°53'21" E FOR A DISTANCE OF 222.52' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF ARCHIE CANEY; THENCE CONTINUING WITH ARCHIE CANEY, N 70°36'39" E FOR A DISTANCE OF 940.02' TO A IRON PIN FOUND; THENCE N 78°51'39" E FOR A DISTANCE OF 549.45' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE EASTERN MOST NORTHEAST CORNER OF THE TRACT BEING DESCRIBED AND THE NORTHWEST CORNER OF GLENN DAYLE JR; THENCE LEAVING ARCHIE CARNEY WITH DAYLE JR, S 05°58'29" E FOR A DISTANCE OF 601.29' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF DAYLE JR, THE NORTHWEST CORNER OF FREDDIE EASLEY ETUX, AND THE NORTHEAST CORNER OF SHELBY MITCHELL; THENCE LEAVING DAYLE JR WITH MITCHELL, S 58°33'18" W FOR A DISTANCE OF 268.39' TO A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF MITCHELL; THENCE CONTINUING WITH MITCHELL, S 31°14'24" E FOR A DISTANCE OF 468.24' TO THE POINT OF BEGINNING AND CONTAINING 94.40 ACRES AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, NOVEMBER 9TH, 2022.

THE ABOVE TRACT IS SUBJECT TO AN EXISTING 15' INGRESS-EGRESS EASEMENT AS RECORDED IN INSTRUMENT NUMBER 20200626-0069448 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED WITH CENTERLINE AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE N 29°10'49" W FOR A DISTANCE OF 235.51' TO THE TRUE POINT OF BEGINNING; THENCE WITH THE CENTER OF THE EASEMENT BEING DESCRIBED, S 80°49'18" E FOR A DISTANCE OF 48.37' TO A POINT; THENCE N 87°35'08" E FOR A DISTANCE OF 27.04' TO A POINT; THENCE N 78°54'34" E FOR A DISTANCE OF 93.12' TO A POINT; THENCE N 64°20'28" E FOR A DISTANCE OF 91.25' TO A POINT; THENCE N 51°47'59" E FOR A DISTANCE OF 37.28' TO A POINT; THENCE N 49°12'47" E FOR A DISTANCE OF 120.20' TO A POINT; THENCE N 64°07'47" E FOR A DISTANCE OF 48.56' TO A POINT; THENCE N 63°27'06" E FOR A DISTANCE OF 73.08' TO A POINT; THENCE N 61°14'35" E FOR A DISTANCE OF 95.59' TO A POINT; THENCE N 51°18'13" E FOR A DISTANCE OF 75.92' TO A POINT; THENCE N 85°17'21" E FOR A DISTANCE OF 38.60' TO A POINT ON THE NORTH R.O.W. OF STENBERG ROAD.

Being the same property conveyed to TODD BURKETT, by deed from ROBERT KENDRICK, of record in Instrument No. 20121219-0116773, dated December 14, 2012, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may

be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 039-00-0-322.00.

Subject to "roll-back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of Tennessee Code Annotated sections 67-5-1001 et. seq.

Application for Greenbelt Assessment of record in Instrument No. 20130227-0019582, said Register's Office.

No insurance is afforded as to the acreage or square footage contained in the insured property.

Subject to any creek or branch running through or along the boundary line of subject property.

Water easement grant of record in Book 2901, page 31, said Register's Office.

Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto.

This is improved property located at 0 Stenberg Road Whites Creek TN 37189

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of November, 2022.

Todd Burkett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Todd Burkett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2022.

Notary Public

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

My Commission Expires: _____