Karen Johnson Davidson County
Batch# 945983 DEEDWARR
11/30/2022 02:09:30 PM 4 pgs
Fees: $23.00 Taxes: $4,639.80
20221130-0125456

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,254,000.00

Affiant

Subscribed and sworn to before me, this 28 day of November, 2022.

Notary Public
My commission expires: 4.19.26

ANNA E. ROWLAND STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
S BEN JUMPER **KATIE H JUMPER**	**NEW OWNER**	**04000009300 and** **04900019800**
4798 LICKTON PIKE		
WHITES CREEK, TN 37189		

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

Blueroad Fontanel, LLC

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

S BEN JUMPER AND KATIE H JUMPER, 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:

Parcel One:

Land in the 14th Civil District of Davidson County, Tennesse, according to a survey by Bob Cummings, Tenn Surveyor Lie No 693, dated February 10, 1978, and described as follows:

Beginning at a point on the southerly margin of Knight Drive where it intersects with White's Creek Pike; thence along said southerly margin South 84 deg 44' East 212.93 feet to a point; thence along a curve having a radius of 477.183 for 368.81 feet to a point; thence South 40 deg 27' East 389.14 feet to a point thence along a curve having a radius of 422.251 for 330.87 feet to an iron pin; thence along the westerly margin of Dudleys property as contained in Book 4562, Page 966, said Registers Office, South 27 deg 51' East 192.06 feet to an iron pin; South North 14 deg 21' West 508.00 feet to an iron pin thence South 1 deg 38' Registers Office; thence along the northerly margin of Johnson property as contained in Book 1055, page 27, said Registers office, North 50 deg 27' West 131.64 feet to an iron pin; thence along drain North 81 deg 57' West 782.65 feet to an easterly margin of Whites Creek Pike; thence along said margin North 8 degrees 48' West 241.56 feet to a point; thence along a curve having a radius of

9032.017 for 581.16 feet; thence North 5 degrees 07' West 501.65 feet to an iron pin, the point of beginning containing 25.77 acres, more or less.

Being the same property conveyed to Blueroad Fontanel, LLC, a Delaware limited liability company, by Quitclaim Deed from FontEAT, LLC, a Tennessee limited liability company, dated April 17, 2019, of record in Instrument No. 20190418-0035940, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Blueroad Fontanel, a Delaware limited liability company, by Special Warranty Deed from, FontEAT, LLC, a Tennessee limited liability company, dated February 20, 2019, of record in Instrument No. 20190221-0016002, in the Register's Office for Davidson County, Tennessee.

Parcel Two:

Land in Davidson County, Tennessee, being more particularly described, as follows:

Beginning at an iron pin (old) with stamp RSL #1623 on the Northeasterly right-of-way margin of Whites Creek Pike (a 60-foot wide right-of-way) at the Southwesterly property corner of Randall Davis, Parcel 364, of Record by Instrument Number 20030502-0058990, R.O.D.C., Tennessee, the Southerly most property corner of this tract and proceeding as follows:

From the Point of Beginning and with said Northeasterly right-of-way margin; Thence, along a curve concave to the Southwest having a radius of 11489.20 feet and a central angle of 02°02'21" and being subtended by a chord which bears North 42°46'00" West 408.86 feet, an arc distance of 408.88 feet to a point in the center of Whites Creek, the Southeasterly property corner of W.H. Thompson, Jr. property of Record in Deed Book 166, Page 345, R.O.D.C., Tennessee;

Thence, leaving said road and with the approximate center of Whites Creek and the Easterly property line of said Thompson for the next 4 calls; 1) North 10°37'59" East, a distance of 90.23 feet to a point; 2) Thence, North 01°03'13" West, a distance of 124.04 feet to a point; 3) Thence, North 08°30'20" West, a distance of 270.63 feet to a point; 4) Thence, North 03°16'18" West, a distance of 147.25 feet to a point, the Northeasterly property corner of said Thompson and the Southeasterly property corner of Tollgate Two Subdivision of Record by Instrument Number 200005020043728, R.O.D.C., Tennessee;

Thence, leaving said Thompson property and with the Easterly property line of said Tollgate Two Subdivision and with the approximate center of Whites Creek for the next 3 calls; 1) Thence, North 01°49'04" East, a distance of 303.79 feet to a point; 2) Thence, North 04°58'01' East, a distance of 313.66 feet to a point; 3) Thence, North 13°48'53" East, a distance of 295.85 feet to a point the Northeasterly property corner of Lot 9 of said Tollgate Two Subdivision and in the Southerly property line of Fontanel Properties, LLC, of Record by Instrument Number 20002062 10075107, R.O.D.C., Tennessee;

Thence, with said Southerly property line of Fontanel and leaving. Whites Creek, South 81°37'13" East, passing a witness pin at 50.67 feet, in all a distance of 359.22 feet to an iron pin (old); Thence, South 85°43'49" East, a distance of 1634.35 feet to an iron pin (old);

Thence, leaving said Southerly property line of said Fontanel and with the Northwesterly property line of Randall Davis, Parcel 197, of Record by Instrument Number 20030502-0058990, R.O.D.C., Tennessee, South 47°04'00" West, a distance of 2432.52 feet to the point of Beginning and containing 2,062,310 Square Feet or 47.34 Acres, more or less.

Being a portion of the same property conveyed to Blueroad Fontanel, LLC, a Delaware limited liability company, by Quitclaim Deed from Fontanel Properties, LLC, a Tennessee limited liability company, dated April 17, 2019, of record in Instrument No. 20190418-0035939, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Fontanel Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Dale Morris, dated August 15, 2016, of record in Instrument No. 20160816-0085516, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any lien which may arise from the reclassification of the insured property as a result of roll back taxes and/or greenbelt taxes resulting from Greenbelt Application relative to Parcel No. 0400000930 of record in Instrument No. 20200225-0020709, Instrument No. 20200225-0020712, said Register's Office.

Subject to any lien which may arise from the reclassification of the insured property as a result of roll back taxes and/or greenbelt taxes resulting from Greenbelt Application relative to Parcel No. 04900019800 of record in Instrument No. 20170310-0023969, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__) unimproved (__X__) property known as 4301 & Parcel #6 Whites Creek Pike, Whites Creek, TN 37189.

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 in 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.

Blueroad Fontanel, LLC

_____ Date: 11/28/22

Timothy Farrell, Board Member of PFS Holdings, LLC, sole member of Blue Road Fontanel Manager, LLC, manager of Blue Road Fontanel Holdings, LLC, sole member of Blue Road Fontanel, LLC

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **TIMOTHY FARRELL** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Board Member of PFS Holdings, LLC, sole member of Blue Road Fontanel Manager, LLC, manager of Blue Road Fontanel Holdings, LLC, sole member of Blue Road Fontanel, LLC and that he is authorized by PFS Holdings, LLC, Blue Road Fontanel Manager, LLC, Blue Road Fontanel Holdings, LLC, and Blue Road Fontanel, LLC to execute this instrument on its behalf.

Witness my hand this 28th day of **November , 2022.**

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 1, 2025

_____
Notary Public

My commission expires: 7/1/25

Certificate of Authenticity

I, Mark Bloedorn, 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 11/28/22.

Date

Affiant Signature

11/28/22

Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 28 day of November, 2022.

Notary's Signature
My Commission Expires: 4-19-26

Notary's Seal (if on paper)

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY