Karen Johnson Davidson County
Batch# 948117 DEEDWARR
12/06/2022 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20221206-0127004

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. BC-22-3643

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of November, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Bradley Adams	New Owner	
(NAME) 4180 Blueberry Hill Road	(NAME)	038-00-0-173.00
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Andrew B. Colvin and Jessica Phelps, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Bradley Adams, a single man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Tract 3 as described according to a boundary survey by Ray G. Cole, Job No. 91-289, dated April 8, I991, as follows:

Beginning at an iron pin set in the Easterly margin, 25.0 feet from the center line of Blueberry Hill Road, the most Northwest corner of this tract, and being a corner to Gary E. Simpson Property, of record in Deed Book 4957, Page 195, Register's Office for Davidson County, Tennessee; thence from said beginning point and leaving said road, North 66 degrees 09' 15" East 1178.22 feet to an iron pin set, corner to said Simpson and in the line of Kirkland W. Todd, Jr.; thence with the line of said Todd, South 84 degrees 11' 04" East 122.47 feet to an existing iron pipe in the line of said Todd and a corner to Scott Moore; thence with the line of said Moore South 03 degrees 04' 51" West passing an iron pin set at 68.19 feet and in all a total of 78.70 feet to a point in a branch, corner to said Moore; thence continuing with the line of said Moore South 39 degrees 38' 50" West 96.07 feet to an iron pin set in the line of said Moore; thence South 66 degrees 10' 56" West 1200.18 feet to an iron pin in the margin of said Blueberry Hill Road; thence with the margin of said road, North 11 degrees 43' 54" West 177.00 feet to the beginning, containing 5.01 acres, more or less.

Being the same property conveyed to Andrew B. Colvin and Jessica Phelps, husband and wife by Warranty Deed from Noah Abrams, an unmarried man of record in Instrument No. 20181218-0122775 Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on December 18, 2018.

This is property more commonly known as 4180 Blueberry Hill Road, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 28th day of November, 2022.

Andrew B. Colvin

Jessica Phelps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of November, 2022, before me personally appeared Andrew B Colvin and Jessica Phelps, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **November 28, 2022**.

Affiant Signature

November 28, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

28th day of **November**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

