WARRANTY DEED

Karen Johnson Davidson County
Batch# 958526 DEEDWARR
01/06/2023 09:53:56 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20230106-0001226

LR-ROG-22-9418

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC VIRGINIA DES JARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Teachout and Cherrie Teachout	**NEW OWNER**	
(NAME)	(NAME)	**168-00-0-002.00**
9418 Highway 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN ATAKPU, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS TEACHOUT AND CHERRIE TEACHOUT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land lying and being in Davidson County, Tennessee, according to Boundary Survey of Tax Parcel 168-00-0-002.00, dated May 4, 2022, prepared by Frank V. Neeley, TN RLS No. 1493, Project No. 222.037.20, and being more particularly described as follows:

Beginning at a capped "Sharondale Nashville" iron pin set in the north margin of Tennessee State Highway 100, located at Tennessee State Plan (NAD 83) Grid Coordinate North 614,420.74, East 1,663,143.08; Thence, with the north margin of Tennessee State Highway 100, along a curve to the right with a central angle of 4 degrees 43 minutes 14 seconds, a radius of 2,877.78 feet, and a chord bearing of South 66 degrees 53 minutes 16 seconds West, 237.03 feet, a total distance of 237.09 feet to a capped "Sharondale Nashville" iron pin set; Thence, leaving the north margin of Tennessee State Highway 100, North 30 degrees 45 minutes 00 seconds West, 183.13 feet to a capped "Sharondale Nashville" iron pin set; Thence, North 59 degrees 23 minutes 14 seconds East, 207.35 feet to a 18" diameter poplar tree; Thence, South 30 degrees 53 minutes, 6.76 to an iron pin found; Thence, North 66 degrees 52 minutes 22 seconds East, 45.00 feet to a capped "Sharondale Nashville" iron pin set; Thence, South 28 degrees 28 minutes 22 seconds West, 99.65 feet to a capped "Sharondale Nashville" iron pin set; Thence, South 59 degrees 54 minutes 17 seconds West, 13.09 feet, to a capped "Sharondale Nashville" iron pin set; Thence, South 30 degrees 45 minutes 00 seconds East, 102.03 feet to the Point of Beginning, containing 48,327 square feet, 1.094 acres, more or less, according to the survey of Frank V. Neeley, dated May 4, 2022, Project No. 222-037.20.

and then leaving Allison and continuing with Archey a total distance of 15.00 feet to a point in the center of the first Ray Archey tract's east line; thence with Ray Archey North 23 degrees 58 minutes 24 seconds West 103.10 feet to the point of beginning, containing 0.10 acres, more or less and being a portion of Larry T. Allison's property as recorded in Deed book 6333, page 869 Register's Office according to a survey by Randolph L. Chandelaine R.L.S. No. 1444 7111-B Sweetgum Road SW, Fairview, Tennessee 37062 and dated April 1, 1999.

Being the same property conveyed to Benjamin Atakpu by Warranty deed from Deborah Archey Kennedy, married and Jeffrey Ray Archey of record in Instrument No. 20220413-0043119 Register's Office for Davidson County, Tennessee, dated April 11, 2022 and recorded on April 13, 2022.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Easement use the Spring of record in Book 3374, Page 505, and further described in Instrument Number 20220413-0043119, in the Register's Office for Davidson County, Tennessee.
- Contract for Sale of record in Instrument Number 20220208-0014422, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **9418 Highway 100, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28 DAY OF DECEMBER, 2022.

Benjamin Atakpu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN ATAKPU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of December, 2022.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212