Karen Johnson Davidson County
Batch# 965464 DEEDWARR
01/30/2023 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20230130-0006664

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $575,000.00. Affiant Subscribed and sworn to before me, this the 27th day of January, 2023. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Intuition Development, LLC	New Owner(s)	163-00-0-067.00
1400 5th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BARBARA EATHERLY, AND WILLIAM B. OWEN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INTUITION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 land in the Second, formerly the 5th Civil District of Davidson County, Tennessee, located on the waters of Collins and Mill Creek near the N.C. & St. L. Railroad, being part of Tract No. 1 on the map showing the Walker Farm, near Antioch, Tennessee, as of record in Plan Book 2, page 169 Chancery Court at Nashville, described according to a copy of a survey thereof made July 18, 1934, by Erle Drake, County Surveyor, as follows: Beginning at a point on the center line of the Antioch and Cane Ridge Road, the Northwest corner of this tract of land and the Southwest corner of the land now belonging to Mrs. Lutie B. McMorrough; thence with McMorrough's line, as follows: East 388.7 feet, South 547 feet, West 350 feet to a point in the center line of the Antioch and Cane Ridge Road; thence with the center of same, North 22 degrees West 200 feet, North 1 degree West 100 feet, North 16 1/4 degrees East 190 feet, North 10 degrees West 81 feet to the point of beginning, containing 5 acres, more or less.

Being the same property conveyed to TKS Development Corp. by Warranty deed from Rick Bozman and wife, Jennifer Bozman of record in Book 7525, page 619, Register's Office for Davidson County, Tennessee, dated April 20, 1988 and recorded on April 25, 1988.

Being the same property conveyed to The William B. Owen Money Purchase Pension Plan by Final Decree Confirming Sale from Claudia C. Bonnyman, Clerk and Master of record in Book 8573, page 68, Register's Office for Davidson County, Tennessee, recorded on March 12, 1992.

Being the same property conveyed to William B. Owen by Quitclaim deed from Donald R. Coomer, Trustee a/k/a Donald Coomer, Trustee for the William B. Owen Money Purchase Pension Plan of record in Instrument No. 20110112-0003303 Register's Office for Davidson County, Tennessee, dated December 20, 2010 and recorded on January 12, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5088 Hickory Hollow Parkway, Nashville, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of January, 2023.

Barbara Eatherly

William B. Owen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Barbara Eatherly and William B. Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), **and who,** upon oath, acknowledged that he/she executed the foregoing instrument for the **purposes** therein contained.

Witness my hand and seal this 27th day of January, 2023.

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 January 30, 2023 (date of document).

Affiant Signature

January 30, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of January, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023