Karen Johnson Davidson County
Batch# 971544 DEEDWARR
02/16/2023 02:17:58 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20230216-0011403

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 62965
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hope Investments, LLC P. O. Box 301 Brentwood, TN 37024	Hope Investments, LLC P. O. Box 301 Brentwood, TN 37024

TAX MAP PARCEL NUMBERS: 04300003300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$550,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **T & J Partnership, a Tennessee general partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hope Investments, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land Davidson County, Tennessee, **To Wit:**

Described according to a survey by Paul G. Weatherford, Tennessee Registered Land Surveyor No. 1941, Weatherford and Associates, LLC, dated February 15, 2023.

LAND lying in the 10th Council District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning and old iron rod located at the Southeast corner of Parcel 25 as shown on the plat of Mitchell Subdivision as recorded in Book 9700, Page 734, in the Register's Office of Davidson County, Tennessee, said point also defining the Right-of-Way of Gallatin Pike;

Thence, with said Right-of-Way, S 21°38'09" W, 83.01 Feet to a common corner with SHAHOSSEINI, ALI & ZABIHOLLAH as recorded in Instrument Number 20151020-0106733, in the Register's Office of Davidson County, Tennessee;

Thence, with said SHAHOSSEINI, ALI & ZABIHOLLA line, N 81°30'16" W, 208.51 Feet to the Eastern Right-of-Way of the Louisville & Nashville Railroad (now CSX Transportation);

Thence, with said Right-of-Way, N 07°14'38" E, 82.00 Feet to the Southwest corner of said Parcel 25 as shown on said plat;

Thence, with said Parcel 25, S 81°13'10" E, 229.17 Feet which is the point of beginning and having an area of 17,821 Square Feet or 0.41 Acres

Being part of the same property conveyed to Leland T. Davis by Partition Deed from Robert L. Monroe and wife, Ermine Davis Monroe, dated January 31, 1935, recorded February 6, 1935, of record in Book 963, page 369, said Register's Office. The said Leland T. Davis has since died. The Last Will and Testament of Leland T. Davis, of record in Will Book 122, page 544, Docket No. 65300, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Lyman Thomas Davis. The said Lyman Thomas Davis has since died. The Last Will and Testament of Lyman T. Davis, of record in Will Book 148, page 224, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised all property to Carter A. Howard, Trustee, of the separate Trusts for the use of his wife, Leanna Coles Davis, and at her death the termination of said trusts, with distribution to Lyman Thomas Davis, Jr., and Judith Gayle Davis. By Appointment of Successor Trustee, dated April 14, 2000, recorded April 24, 2000, of record in Instrument No. 200004240039868, said Register's Office, Lyman T. Davis, Jr., was appointed as Successor Trustee of said trust, in the place and stead of Carter A. Howard. The said Lenna Coles Davis has since died. The Last Will and Testament of Lenna Coles Davis, of record in Docket No. 13P599, in the Seventh Circuit Court for Davidson County, Tennessee, devised her interest in subject property to Lyman Thomas Davis, Jr., and Judith Gayle Davis, and appointed the said Lyman Thomas Davis, Jr., as Executor, under said will. The said Lyman Thomas Davis, Jr. as Executor of the Estate of Lenna Maurice Coles Davis, conveyed subject property to Lyman Thomas Davis, Jr., and Judith G. Davis, as tenants in common, by Executor Quitclaim Deed, dated August 5, 2015, recorded October 20, 2015, of record in Instrument No. 20151020-0106734, said Register's Office. The said Lyman Thomas Davis, Jr., and Judith G. Davis conveyed their interest in subject property to T & J Partnership, a Tennessee General Partnership by Quitclaim Deed dated August 5, 2015, recorded October 23, 2015, of record in Instrument No. 20151023-0108114, said Register's Office. By Trustee Quitclaim Deed, of record in Instrument No. 20151020-0106733, said Register's Office, (undated), Lyman Thomas Davis, Jr., Trustee of the Trust under the Last Will and Testament of Lyman Thomas Davis, conveyed subject property to T & J Partnership, a Tennessee General Partnership.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2023, and subsequent years; No guarantee is made as to the amount of acreage contained herein; Title to that portion of the premises embraced within the bounds of Gallatin Pike; Subject to the right of way of CSX Transportation Railroad; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4621, page 606, said Register's Office; Right of Way adjoining the Louisville & Nashville Railroad (now CSX Transportation) retained in Book 834, page 624, and Book 963, page 369, said Register's Office; Grant of Transportation Lane Easement of record in Book 3179, page 239, said Register's Office; Any and all matters shown on the survey by Paul G. Weatherford, Tennessee Registered Land Surveyor No. 1941, Weatherford and Associates, LLC, dated February 15, 2023 attached hereto as Exhibit "A".

This is improved property, known as 1107 Gallatin Pike, Madison, TN 37115

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on the dates set forth in the notary acknowledgments.

T & J Partnership, a Tennessee general partnership

By: _____
L. T. Davis, partner

_____
Judith Gayle Davis, partner

State of Tennessee
County of Davidson

On this 16th day of February, 2023, before me, the undersigned, personally appeared **L.T. Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as partner of **T & J Partnership**, the within named bargainor, a Tennessee general partnership, and the execution of the foregoing instrument as such partner for the purposes therein contained, by signing in the name of the Partnership as such partner.

Witness my hand and official seal on Feb 16, 2023.

Notary

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee
County of Davidson

On this 16th day of February, 2023, before me, the undersigned, personally appeared **Judith Gayle Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as partner of **T & J Partnership**, the within named bargainor, a Tennessee general partnership, and the execution of the foregoing instrument as such partner for the purposes therein contained, by signing in the name of the Partnership as such partner.

Witness my hand and official seal on Feb 16, 2023.

Notary

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $550,000.00.

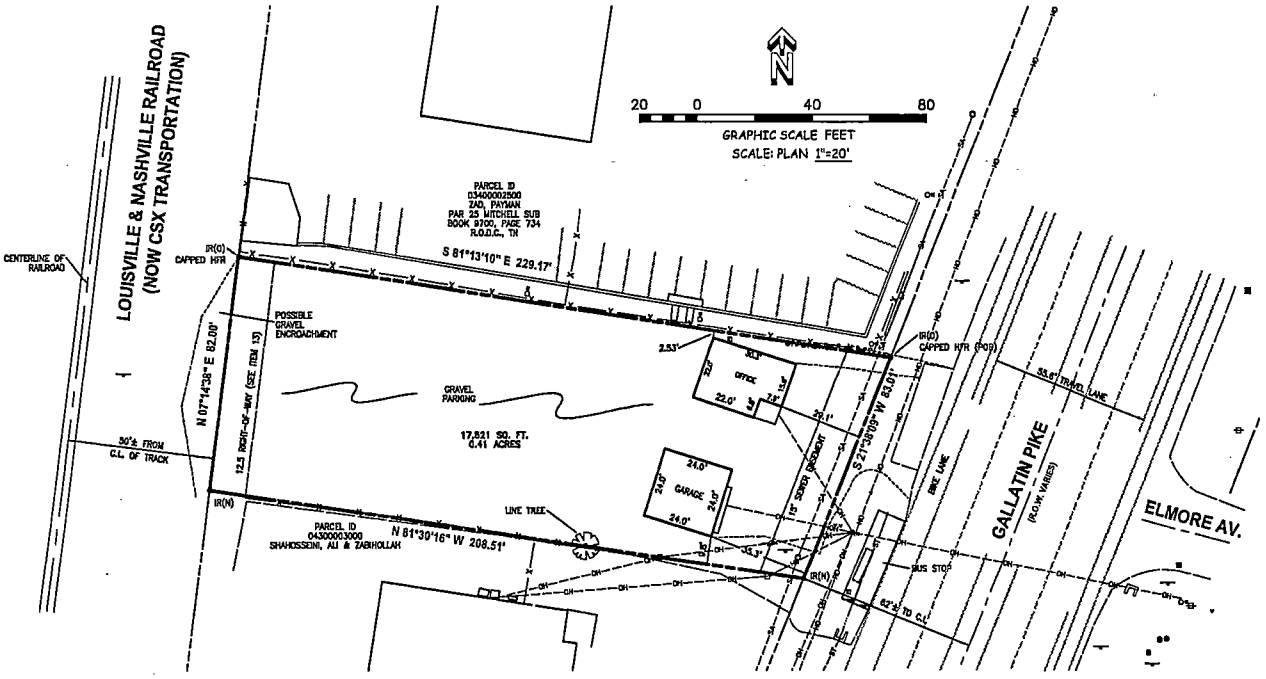
Affiant

Sworn and subscribed before me this 9th day of January, 2023.

Notary

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

EXHIBIT "A"



SURVEY DESCRIPTION

LAND lying in the 10th Council District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning and old iron rod located at the Southeast corner of Parcel 25 as shown on the plat of Mitchell Subdivision as recorded in Book 9700, Page 734, in the Register's Office of Davidson County, Tennessee, said point also defining the Right-of-Way of Gallatin Pike;

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Thence, with said SHAHOSSEINI, ALI & ZABIHOLLA line, N 81°30'16" W, 208.51 Feet to the Eastern Right-of-Way of the Louisville & Nashville Railroad (now CSX Transportation);

Thence, with said Right-of-Way, N 07°14'38" E, 82.00 Feet to the Southwest corner of said Parcel 25 as shown on said plat;

Thence, with said Parcel 25, S 81°13'10" E, 229.17 Feet which is the point of beginning and having an area of 17,821 Square Feet or 0.41 Acres.

Schedule B Section II

Title Commitment prepared by:
First American Title Insurance Company
COMMITMENT NO.: 82985
Commitment Date: January 3, 2022 at 8:00 A.M.

12. Easement for sanitary sewers and or storm drainage in the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4821, page 608, said Register's Office.
SURVEYOR: AFFECTS AS SHOWN HEREON

13. Right of Way adjoining the Louisville & Nashville Railroad (now CSX Transportation) retained in Book 834, page 624, and Book 863, page 359, said Register's Office.
SURVEYOR: AFFECTS AS SHOWN HEREON, USE OF RIGHTS-OF-WAY UNDETERMINED.

14. Right of Way reserved in the deed of record in Book 734, Page 842, and recited in Book 863, page 359, said Register's Office.
SURVEYOR: DOES NOT AFFECT

15. Grant of Transportation Lane Easement of Record in Book 3179, page, said Register's Office.
SURVEYOR: UNABLE TO DETERMINE

Legend

- LR(O) Iron Rod Old
- LR(N) Iron Rod New
- LP(O) Iron Pipe Found
- F.P. Fence Post
- CM(O) Concrete Monument Found
- P.K.F. PK Nail Found
- P.K.S. PK Nail Set
- R.R.S.F. Railroad Spike Found
- R.R.S.S. Railroad Spike Set
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Catch Basin
- Curb Inlet
- Storm Pipe
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Cable Riser
- Electric Riser
- Telephone Riser
- Pay Phone
- Telephone Booth
- Gas Meter
- Gas Valve
- Light Pole
- Metal Light Pole
- Telephone Pole
- Power Pole
- Guy Pole
- Guy Wire
- Up-Light
- Parking Block
- Parking Meter
- Handicap Parking
- Traffic Flow
- Bollard
- Sewer Valve
- Water Spigot
- Traffic Signal
- Flag Pole
- Bore Hole
- Observation Well
- Tower
- Sinkhole
- Spring
- Wall
- Mailbox
- Satellite Dish
- Line Break
- Centerline
- Water Flow Arrow
- Wash
- Sign
- BH Building Height
- Existing Tree

Subject Property Line
Building Setback Line
Centerline
Edge of Pavement
Edge of Gravel
Fence Line
Landscape
Woods / Tree line
Edge of Water
Ditch / Creek Centerline
Minor Contour Line
Index Contour Line
Sanitary Sewer Line
Storm Sewer Line
Overhead Utility Line
Overhead Cable Line
Overhead Electric Line
Overhead Telephone Line
Underground Utility Line
Underground Cable Line
Underground Electric Line
Underground Telephone Line
Forced Main Line

Surveyor's Notes

1. All distances and elevations were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. Current Owner:
   T & J PARTNERSHIP
   Site Street Address: 1107 GALLATIN PIKE N
   MADISON, TN 37115
3. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
4. Horizontal DATUM = NAD83.
5. DEED Reference: INST NUMBER, 0C-20151020 0106733 R.O.D.C., Tennessee.
6. The area of the surveyed parcel as shown hereon is 17, 821 sq ft, OR 0.41 Acres
7. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, 47037C0139H, DATED 04/05/2017. FLOOD ZONE "X".
8. There was no recent evidence of earth moving work at the time of survey.
9. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal. This surveyor was provided with a Title Commitment at the time of survey. See Schedule B Section II from First American Title Insurance Company this sheet.
10. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
11. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
12. This surveyor reserves the right to modify the professional opinion as shown hereon if additional evidence is provided to said surveyor.

Certification

To:
Payman Zad and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, and 13 Table A thereof.

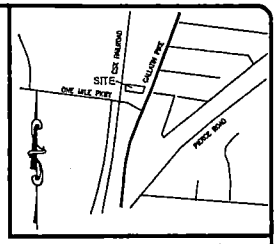
Date of Field Survey = 2/14/2023
Date of Plat or Map = 2/15/2023

ADDITIONAL CERTIFICATION:
I hereby certify that this is a Category I survey that was completed in compliance with current Tennessee Minimum Standards of Practice as defined by the rules as established by the Tennessee State Board of Examiners for Land Surveyors.

The unadjusted error of closure for the survey is greater than 1:10,000.

PAUL G. WEATHERFORD
LICENSED
PROFESSIONAL
LAND
SURVEYOR
TENNESSEE NO. 1941
2/15/23

Paul G. Weatherford
TN R.L.S. # 1941



LOCATION SKETCH (NTS)

Utility Note

Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.

CAUTION:

Utility lines as shown hereon are based on utility markings found at the time of survey by others OR plans provided by others.

CALL BEFORE YOU DIG

TENNESSEE ONE CALL

IN TENNESSEE CALL 811

THREE WORKING DAYS BEFORE YOU DIG

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE, THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

ALTA/NSPS LAND TITLE SURVEY

1107 GALLATIN PIKE N
PARCEL ID
04300003300

Davidson County, Tennessee

PREPARED FOR:
Payman Zad
Hope Investments, LLC
PO BOX 301
Brentwood, TN 37024
paymanzad@aol.com

DR.	CK.	ORIGINAL DRAFT DATE
PGW	PGW	2/4/23 ESSTN FIELD SURVEY
		REVISION DATES & DESCRIPTION
PGW	PGW	2/15/23 - PUBLISH SURVEY
PGW	PGW	
PGW	PGW	

SURVEY BY:
WEATHERFORD AND ASSOCIATES, LLC
P.O.BOX 41748
Hermitage, TN 37076
Ph. 615-714-5924
Cell: 615-300-4171
Email Address: pwestforth@weatherdsurvey.com
Paul G. Weatherford, RLS
Chief Manager

PROJECT NO.	SHEET NO.
23-1867	1 OF 1