Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-EXP-23-1207

Prepared by ~~and return to:~~

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me this 14th day of February, 2023.

Notary Public
My Commission Expires:

File No.: 2022-512

Address of New Owner:	Send Tax Bills to:	Tax Information:
Unique Properties LLC, and Acumen Properties LLC	new owner	
1231 S DICKERSON RD	1231 S. Dickerson Road, Goodlettsville, TN 37072	033-00-0-036
GOODLETTSVILLE, TN 37072		

Karen Johnson Davidson County
Batch# 972438 DEEDWARR
02/21/2023 10:37:00 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20230221-0012095

WARRANTY DEED

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 acknowledged, we

Mark G. Groby, III and Sandra S. Groby, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Acumen Properties LLC, A Tennessee Limited Liability Company
and Unique Properties , LLC, A Tennessee Limited Liability Company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

All that certain parcel of land situate in the County of Davidson, State of Tennessee being known and designated as:

Being Land in the 10th Civil District of Davidson County, Tennessee, and more particularly bounded and described according to a survey by Hickerson and Johnson, Engineers, Job No. HJ110-62 on a survey dated August 20, 1962, and revised October 10, 1962 and more particularly described according to said survey as follows: BEING a portion of the northerly part of Lot 5 of the Eppy Cunningham Lands of record in Book 58, page 56, Register's Office for Davidson County, Tennessee, and said Tract of land begins at a point in the center line of Dickerson Pike, 127.5 feet southwesterly of the common corners of Lots 4 and 5 in said Subdivision and runs with the center of said Dickerson Pike, South 52 deg. 30 min. West 127.5 feet, the common corner to the G. M. Walker, et al, tract, formerly the Marie Studer tract; thence with the line between the said Walker tract and the Johnson tract, North 1 deg. 20 min. East 51

feet to an iron pin; thence continuing on with said call, 1033 feet to an iron pin; thence North 84 deg. 30 min. East 100.75 feet to an iron pin, the common corner of the Wiederhold tract; thence with the line between the Wiederhold tract and the Johnson tract, South 1 deg. 27 min. West 1017 feet to the center line of said highway, and point of beginning, and containing 2 1/2 acres, more or less.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED FROM THE CONVEYANCE HEREWITH IS PROPERTY DESCRIBED AS FOLLOWS:

A certain tract or parcel of land located in Davidson County, State of Tennessee, being further described as follows, to-wit:

Being land in the 10th Civil District of Davidson- County, Tennessee, and more particularly described as follows: Beginning at a stake, the S.E. corner of Johnnie May Sircy's property and also being on the northerly margin of Dickerson Road; thence leaving said margin and running with Sircy's east boundary line North 1 degree 20' E 161.5 feet; thence S 36 degrees 38' E 62.32 feet; thence S 15 degrees 38' E 69,63 feet to the margin of Dickerson Road; thence with said margin S 53 degrees 22' W 74.40 feet to the point of beginning and containing 0.127 more or less acres.

Being the same property conveyed to Sandra S. Groby and Mark G Groby, III by Deed dated May 9, 2014 from Federal Home Loan Mortgage Corporation, recorded June 25, 2014, in Instrument Number 20140625-0055576, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is __X__ improved _____unimproved property and the address of the herein described property is believed to be 1207 Dickerson Road, Goodlettsville, TN 37072, 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 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 hands this 14th day of February, 2023.

Mark G. Groby III

Sandra S. Groby

STATE OF Georgia
COUNTY OF Bleckley

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mark G. Groby III and Sandra S. Groby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cochran, Georgia this 14th day of February, 2023.

Notary Public at Large

My Commission Expires: 03/24/2025

ASHIA MOORE NOTARY PUBLIC BLECKLEY COUNTY GEORGIA EXPIRES MARCH 24, 2025