WARRANTY DEED

JENNIFER L. DUNNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

JM-P-23-9581

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFF

Karen Johnson Davidson County
Batch# 973416 DEEDWARR
02/23/2023 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20230223-0012749

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)
Harpeth Road Real Estate Trust	**NEW OWNER**	
(NAME)	(NAME)	
9581 South Harpeth Rd		**168-00-0-031-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-3810		
(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, **MARK A. PONTIUS, A SINGLE PERSON AND JESSA J. CHANNER, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE HARPETH ROAD REAL ESTATE TRUST DATED JANUARY 25th, 2023,** 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:

Parcel 1:
Beginning on a point in the centerline of South Harpeth Road, also the northwest corner of Harpeth Hills Memorial Gardens as recorded in Book 4175, page 44, runs thence with the north boundary of said Harpeth Hills Memorial Gardens and the centerline of a drainage ditch to points as follows: north 74 degrees 30 minutes 18 seconds east, passing a set iron pin at 12 feet on in all 194.67 feet, thence north 83 degrees 43 minutes 47 seconds east 72.74 feet north 85 degrees 48 minutes 35 seconds east 131.43 feet, thence north 49 degrees 49 minutes 16 seconds east 101.78 feet, thence north 39 degrees 05 minutes 06 seconds east 153.29 feet, thence north 41 degrees 38 minutes 31 seconds east 55.55 feet, thence north 31 degrees 06 minutes 12 seconds east 91.78 feet, thence north 30 degrees 18 minutes 45 seconds east 54.37 feet thence north 79 degrees 53 minutes 28 seconds east 77.37 feet, thence north 46 degrees 25 minutes 18 seconds east 132.58 feet, thence north 79 degrees 14 minutes 09 seconds west 39.43 feet to a point in the centerline of a drainage ditch, runs thence leaving said ditch and running with Harpeth Hills Memorial Gardens north 1 degree 48 minutes 52 seconds west, passing a 4 inch reference hickory at 58.97 feet, on in all, 343.91 feet to an existing iron pin, thence north 3 degrees 05 minutes 04 seconds west 366.45 feet to an existing set stone in the south boundary of King, thence with the south boundary of King north 85 degrees 22 minutes 23 seconds west 721.45 feet to an existing iron pin in the east boundary of Tennison, runs thence with the east boundary of Tennison to points as follows: south 27 degrees 23 minutes 09 seconds 115.20 feet to a 4 inch hacked hickory, thence south 31 degrees 12 minutes 24 seconds east 261.12 feet to an existing axle, the northeast corner of Malugin, thence on with the east boundary of Malugin south 30 degrees 55 minutes 04 seconds east 225.31 feet to an existing angle iron, the northeast corner of Bonn, runs thence with the boundaries of Bonn to points as follows: south 31 degrees 30 minutes 29 seconds east 230.85 feet to an existing iron pin, thence south 66 degrees 26 minutes 05 seconds west 178.54 feet to an existing concrete monument, the northeast corner of Cook, runs thence with the boundaries of Cook to points as follows: south 24 degrees 47 minutes 31 seconds east 203.33 feet to an existing wood fence post, thence south 69 degrees 28 minutes 24 seconds west 592.97 feet to the base of an existing fence post, thence south 41 degrees 21 minutes 01 seconds west, passing an existing iron pin at 24.06 feet, on in all 50.40 feet to a point in the centerline of South Harpeth Road, thence with the centerline of South Harpeth Road to points as follows: thence on a curve to the left with a radius of 782.56 feet and a length of 42.26 feet and a chord bearing and distance of south 56 degrees 29 minutes 10 seconds east 42.257 feet to a point, thence south 56 degrees 13 minutes 52 seconds east 82.62 feet to the point of beginning containing 12.16 acres more or less by survey of Ron Brenner R.L.S. #1833 dated 12/6/2002.

Parcel 2:
Beginning on a point in the centerline of South Harpeth Road, also the northwest corner of Harpeth Hills Memorial Gardens as recorded in Book 4175, page 44, runs thence with the north boundary of said Harpeth Hills Memorial Gardens and the centerline of a drainage ditch to points as follows: north 74 degrees 30 minutes 18 seconds east, passing a set iron pin at 12 feet on in all 194.67 feet, thence north 83 degrees 43

minutes 47 seconds east 72.74 feet, north 85 degrees 48 minutes 35 seconds east 104.55 feet to a point in the centerline of a ditch and in the north boundary of Harpeth Hills Memorial Gardens, also the Deeded south boundary of Liggett, thence with said deed line north 85 degrees 55 minutes 12 seconds west 442.92 feet to a point in the south boundary of Cook, runs thence with the boundaries of Cook to points as follows: thence south 41 degrees 21 minutes 01 seconds west, passing an existing iron pin at 13.43 feet, on in all 39.77 feet to a point in the centerline of South Harpeth Road, thence with the centerline of South Harpeth Road to points as follows: thence on a curve to the left with a radius of 782.56 feet and a length of 42.26 feet and a chord bearing and distance of south 56 degrees 29 minutes 10 seconds east 42.257 feet to a point, thence south 56 degrees 13 minutes 52 seconds east 82.62 feet to the point of beginning containing 00.456 acre more or less by survey of Ron Brenner R.L.S. #1833 dated 12/6/02.

Subject to county right of way along South Harpeth Road and a flow easement along the south boundary and along the drainage ditch as noted on plat.

Being the same property conveyed to Mark A. Pontius, a single person and Jessa J. Channer, a single person, as joint tenants with rights of survivorship by Quitclaim deed from Harpeth Road Land Trust dated June 18th, 2014, Mark A. Pontius, Settlor and Beth Sabbagh, Trustee of record in Instrument No. 20220517-0057038 Register's Office for Davidson County, Tennessee, dated May 3, 2022 and recorded on May 17, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Restrictive Covenants for Detached Structure issued by Metropolitan Government of Nashville and Davidson County, for Gas, Electrical or Water Service, as set forth in instrument recorded in Instrument No. 20040610-0068760, 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: **9581 South Harpeth Rd, Nashville, Tennessee 37221-3810**.

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 16th DAY OF FEBRUARY, 2023.

Mark A. Pontius

Jessa J. Channer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK A. PONTIUS, 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 16th of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSA J. CHANNER, 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 16th of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/16/23 (date of document).

Jennifer L. Pennell

2/23/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of February, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

