Karen Johnson Davidson County
Batch# 976140 DEEDWARR
03/02/2023 01:19:30 PM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20230302-0015058

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~XXXXXXX~~ $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/25/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0807

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hira Laxmi Trust	New Owner	Map: 05100009100 & 05100020100
(NAME) 821 Murfreesboro Pike	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NINE HUNDRED THOUSAND AND NO/100 DOLLARS ($900,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROGERS GROUP, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HONU TAX SOLUTIONS, LLC, TRUSTEE OF HIRA LAXMI TRUST,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I

Metes and bounds description of the Melissie Earlene Conrad Bush tract of land for 1.161 acres left as a remnant of the 3.07 acres, more or less, tract recorded in Deed Book 6564, Page 782, of the Davidson County Register of Deeds Office, known as Map 51, Parcel 091 and referenced in the "Bush" deed as tract number 16, map and parcel number 51 91. Said remnant being the result of the State of Tennessee Department of Transportation acquiring the Southern most portion of the original 3.07 acre tract for right-of-way purposes for Federal Project HPP-NH-155(9), State Project right-of-way 19076-2236-14 year 2000. Said tract or parcel of land being and lying in the 12th , formerly 17th, Civil District (deed) of Davidson County, Tennessee, and being more specifically described as follows, to wit:

The remnant "Bush" tract or parcel of land described herein is shown in the above referenced State of Tennessee right-of-way and Highway Construction Plans (Plan Sheet 3A and Sheet 7A) as Tract No. 3 owned by Melissie Earlene Conrad Bush, Trustee, as a 1.161 acre tract remainder with loss of access.

The said tract of land lies in the Northeast quadrant of the junction of Interstate Highway 65 North and Briley Parkway and West of Ellington Parkway/Briarville Road intersection and South of Cheron Road and West of the "dead end" frontage road.

"The 1.161 acre, more or loss, loss of access tract being described below"

Beginning at a point (proposed concrete highway monument) in the east boundary line of the original three (3) acre, more or less, "Bush" tract referenced above. Said beginning point stands N 83° 48' 35" West 247.42 feet and S 57° 47' 00" West 281.60 feet from a reference point of beginning (proposed concrete highway monument) at the Southwest corner of a (dead end) proposed sixty foot (60') wide access road (to other parcels of land but not this parcel); thence along a new right-of-way or take line, a division line, N

80° 19' 18" West 444.32 feet to a point (proposed concrete highway monument) in the West boundary of the original "Bush" tract referenced above of which this is a part; thence continuing with the new right-of-way line and the West boundary of the original "Bush" tract N 6° 10' 33" East 91.69 feet to a point (proposed concrete highway monument) at the Northwest corner of the original "Bush" tract and in the South boundary of the Randall B. and Carol P. Purcell tract recorded in Deed Book 9164, Page 19, known as Map 51, Parcel 88; thence continuing with the Northern boundary line of the original "Bush" tract and the Southern boundary of the Randall B. and Carol P. Purcell tract S 83° 55' 51" East 443.39 feet to a point at the Northeast corner of the original three (3) acre Bush tract of which this is a part; thence continuing with the East boundary of the original three (3) acre "Bush" tract and the boundary of the Randall B. and Carol P. Purcell tract S 6° 07' 49" West 119.66 feet to the point of beginning and containing 1.076 acres more or loss by survey.

Being the same property conveyed to Rogers Group, Inc., an Indiana corporation, by Warranty Deed from Melissie Earlene Conrad Bush, as Trustee of Trust A, B and C, as designated under the Will of James Thomas Conrad (an undivided 1/3 interest as to each trust), of record in Instrument No. 20010605-0058478, in the Register's Office for Davidson County, Tennessee, dated June 4, 2001, and recorded on June 5, 2001.

Tract II

Metes and Bounds description of the Randall Bruce Purcell and Carol P. Purcell, et al tract of land (for 12.61 acres) left as a remnant of the original 29.72 acre tract recorded in Deed Book 9164, page 19, known as Map 51 parcels 073 and 088. Said remnant parcel being the result of the (State of Tennessee) Tennessee Department of Transportation acquiring a portion of the 29.72 acre original tract for right-of-way purposes for Federal Project HPP-NH-155(9) State Project 19076-2236-14 year 2000. Said tract or parcel of land being and lying in Davidson County, State of Tennessee and more specifically described as follows to wit:

A tract of land in the Second Civil District of Metropolitan Nashville - Davidson County, Tennessee. Lying in the northeast quadrant of the Junction of Interstate Highway 1-65 North and Briley Parkway and Ellington Parkway/Briarville Road Intersection and described with metes and bounds as follows:

Beginning at a point (Proposed Concrete Highway Monument) at the southwest corner of a (dead end) proposed 60 foot wide access road to the said tract. Said point of beginning stands North 8 deg. 56' 24" East 225.58 feet from the most south southeast corner at the original 29.72 acre tract as recorded in Deed Book 9164, page 19, Register's Office for Davidson County, Tennessee.

Thence with the north margin of the new right-of-way take line (a division line) through the Purcell Tract North 83 deg. 48' 35" West 247.42 feet to a point (Proposed Concrete Highway Monument).

Thence, continuing with the division line South 57 deg. 47' 00" West 281.60 feet to a point (Proposed Concrete Highway Monument) in the eastern boundary line of Melissie Earlene Conrad Bush, Deed Book 6564, page 782, Map 51, Parcel 91, Register's Office for Davidson County, Tennessee.

Thence, continuing with Bush's eastern boundary line North 6 degrees 07' 49" East 119.66 feet to a point the northeast corner of Bush's Tract, Deed Book 6564, page 782, Map 51, Parcel 91, Register's Office for Davidson County, Tennessee.

Thence, continuing with the north boundary of Bush's Tract, Deed Book 6564, page 782, Map 51, Parcel 91, North 83 deg. 55' 51" West 443.39 feet to the northwest corner of Bush's Tract, Deed Book 6564, page 782, Map 51, Parcel 91, and at the northeast corner of Melissie Earlene Conrad Bush, Deed Book 6564, page 782, Map 51, Parcel 92 (Proposed Concrete Highway Monument), thence with the north boundary line of Bush's Tract, Deed Book 6564, page 782, Map 51, Parcel 92, North 83 deg. 55' 51" West 55.32 feet to a point in the north boundary of Bush's, Deed Book 6564, page 782, Map 51, Parcel 92, a point in the Purcell division line. (State Right-of-Way Take Line and Proposed Concrete Highway Monument).

Thence, continuing with the northern boundary of the State Right-of-Way Take Line and the Purcell division line the following calls and distances:

North 66 deg. 11' 32" West 494.41 feet to Proposed Concrete Highway Monument;

North 41 deg. 08' 04" West 325.79 feet to Proposed Concrete Highway Monument;

North 0 deg. 57' 51" West 268.75 feet to Proposed Concrete Highway Monument;

North 39 deg. 54' 29" East 712.25 feet to Proposed Concrete Highway Monument;

in an old rock wall fence at the southwest corner of Goodpasture Christian School, Deed Book 6956, page 332, Map 51, Parcel 23, and the northwest corner of Melissie Earlene Conrad Bush, Deed Book 6564, page 793, Map 51, Parcel 71.

Thence, continuing with the eastern boundary line of the original Purcell 29. 72 acre tract of which this is a part and the western boundary of "Bush", Deed Book 6564, page 793, Map 51, Parcel 71, Tom Starling, Deed Book 2107, page 282, Map 51, Parcel 72, and Joe E. Fisher, Deed Book 6512, page 876, Map 51,

Parcel 74, South 8 deg. 02' 18" West 933.30 feet to a point in an old rock wall fence, Fisher's southwest corner.

Thence, continuing with Fisher's South boundary line South 83 deg. 55' 51" East 868.39 feet to a point in the western boundary line of John M. Lynch, Deed Book 4561, page 436, Map 51, Parcel 75.

Thence, continuing with Lynch's West boundary line South 6 deg. 08' 38" West 156.29 feet to Lynch's southwest corner a 15 inch hickory tree.

Thence, continuing with Lynch's South boundary line South 79 deg. 07' 30" East 91.08 feet to Lynch's southeast corner at Noah W. Cooper's southwest corner a 24 inch hackberry in an old rock wall fence.

Thence, continuing with Cooper's South boundary line and an old rock wall fence South 82 deg. 11' 51" East 381.20 feet to Cooper's southeast corner in the old rock wall fence at a point in the west boundary line of John L. Jenkins's, Deed Book 4900, page 198, Map 51, Parcel 181.

Thence with Jenkins' west boundary line South 8 deg. 56' 24" West 12.53 feet to a Proposed Concrete Highway Monument at Jenkins' southwest corner and the northwest corner of the proposed new access road (dead end) to Purcell's original east boundary line of which this is a part.

Thence, continuing with Purcell's original east boundary line and with the right-of-way (dead end) of the proposed new access road South 8 deg. 56' 24" West 59.63 feet to the point of beginning and containing 12.61 plus or minus acres as noted in the attached Exhibit "A".

Being the same property conveyed to Rogers Group, Inc., an Indiana corporation, by Special Warranty Deed, of record in Instrument No. 20001116-0113481, in the Register's Office for Davidson County, Tennessee, dated November 9, 2000, and recorded on November 16, 2000.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) Charter for Roger's Group, Inc. of record in Book 6059, Page 1, Register's Office for said County; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4040, Page 954 and Book 8275, Page 981, as to Tract II, Register's Office for said County.

unimproved ☒
This is improved ☐ property, known as Inspiration Boulevard, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 2nd day of March, 2023.

Rogers Group, Inc.

BY: _____
Andrew N. Effinger
Assistant General Counsel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Andrew N. Effinger with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Assistant General Counsel respectively of Rogers Group, Inc. the within named bargainer, and corporation, and that he as such Assistant General Counsel being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 2nd day of March, 2023.

My Commission Expires: 3/6/24

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certification of Recorded Documents

I, Julia Wyatt, 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 March 2, 2023.

(AFFIANT) – Julia Wyatt

03/02/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 2nd day of March, 2023.

My commission expires: 3/6/24

Notary Public

