THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 23-4012
Parcel ID: 040-091.00
P/O 040-116.00 &
040-147.00

Karen Johnson Davidson County
Batch# 978676 DEEDWARR
03/09/2023 09:29:05 AM 3 pgs
Fees: $18.00 Taxes: $6,286.30

20230309-0016958

Property Address:
3833 Knight Drive, Nashville, TN 37189

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Lauren Kabbes
1300 Lischey Ave Apt 2
Nashville TN 37207

Address of New Owner:
Lauren M Kabbes
1300 Lischey Ave Apt 2
Nashville TN 37207

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **JOHN P. BEVERE, JR and LISA TOSCANO BEVERE, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **LAUREN M. KABBES**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

PARCEL I:

Land located in Davidson County, Tennessee, and being known and designated as all of Parcel 91, containing 67.54 acres, more or less, as shown on the survey entitled "Knight Drive Properties for Tommy Huff", prepared by Theodore Joseph Stevenson, II, TN RLS No. 2136, Ragan & Smith, 315 Woodland Street, Nashville, Tennessee 37206, dated April 12, 2021, and of record in Instrument No. 20210713-0093820, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

PARCEL II:

Land located in Davidson County, Tennessee, and being known and designated as all of Parcel 116, containing 18.87 acres, more or less, as shown on the survey entitled "Knight Drive Properties for Tommy Huff", prepared by Theodore Joseph Stevenson, II, TN RLS No. 2136, Ragan & Smith, 315 Woodland Street, Nashville, Tennessee 37206, dated April 12, 2021, and of record in Instrument No. 20210713-0093820, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

PARCEL III:

Land located in Davidson County, Tennessee, and being known and designated as all of Parcel 147, containing 38.68 acres, more or less, as shown on the survey entitled "Knight Drive Properties for Tommy Huff", prepared by Theodore Joseph Stevenson, II, TN RLS No. 2136, Ragan & Smith, 315 Woodland Street, Nashville, Tennessee 37206, dated April 12, 2021, and of record in Instrument No. 20210713-0093820, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

INCLUDED BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING

PROPERTY CONVEYED TO TONY AND BRENDA OWENS PROPERTIES, LLC, OF RECORD IN INSTRUMENT NO. 20220331-0037592, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

Being a tract of land in the 3rd Council District of Davidson County, Tennessee, more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN Lic No. 2095 as follows:
Beginning at a point in the center of a branch, said point being the northeast corner of Tony & Brenda Owens in DB 20170901-009417, RODCT, said point being N 01°31'41"E, 12.70' from an existing iron pipe on the southerly bank, said point being the most northwest corner of herein described tract; Thence leaving said Owens with said branch S 86°31'07" E, 67.04' to a point; Thence now leaving said branch with a new line S 01°31'41" W, 112.92' to a point; Thence with a new line N 88°29'19"W, 67.00' to a point in the easterly line of previous said Owens; Thence with said easterly line N 01°31'41"E, 115.21' passing through a pipe on the southerly bank to the point of beginning containing 0.175 acres.

LESS AND EXCEPT A 20' PRIVATE UTILITY EASEMENT
Being a 20' wide private utility easement lying upon and across the property of Tony & Brenda Owens in DB 20170901-009417, RODCT, said easement being in favor of and serving the property of John R. Bevere & Lisa Toscano in DB 20210713-0093821, RODCT, being more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN Lic No. 2095 dated 6/5/21 as follows:
Beginning at a point in the southerly line of above said Tony & Brenda Owens in DB 20170901-009417 RODCT, said point being in the easterly margin of Knight Road Located N 71°22'33" E, 25.15' from the centerline of Knight Road; Thence with the easterly margin of Knight Road for the next three calls: N 12°22'28" W, 33.23'; Thence N 17°46'49" E, 37.60'; Thence N24°07'33" W, 49.26', Thence now leaving said margin N 54°31'34"E, 20.40'; Thence S 24°07'33" E, 54.38'; Thence S 17°46'49" E, 39.66'; Thence S 12°22'28" E, 31.99' to a point in the common line of said Tony & Brenda Owens and John R. Bevere & Lisa Toscano; Thence with the said line S 71°22'33" W, 20.12' to the point of beginning containing 2,461 SQ FT.

JOHN P. BEVERE, JR and LISA TOSCANO BEVERE, husband and wife

Being a portion of the same property conveyed to JOHN P. BEVERE, JR and LISA TOSCANO BEVERE, husband and wife by Deed dated June 17, 2021 from TOMMY H. HUFF and TOMMY H. HUFF, Trustee, recorded July 13, 2021, in Instrument Number 20210713-0093821, in the Official Records of Davidson County, Tennessee.

This is unimproved property known as, 3833 Knight Drive, Nashville, TN 37189.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. Subject to Affidavit to record Boundary Survey as contained in Instrument No. 20210713-0093820, Register's Office for Davidson County, Tennessee. (All parcels)

3. Deed of Utility Easement and Maintenance Agreement as contained in Instrument No. 20220331-0037591, Register's Office for Davidson County, Tennessee. (All parcels)

4. Mutual Grant and Declaration of Easements granted to Television Corporation of Tennessee as contained in Book 6199, page 559, Register's Office for Davidson County, Tennessee.

5. Subject to rollback taxes which may be assessed against the subject property in accordance with the classification by the Davidson County Property Assessor of the property to be "agricultural", and thus subject to rollback taxes pursuant to T.C.A. 67-5-1001. (All parcels) Any rollback taxes assessed against subject property will be paid by Grantee.

6. Public Utility easement granted to Metropolitan Government of Nashville and Davidson County fbo Nashville Electric Service as contained in Book 8233, page 329 and Book 8240, page 646, Register's Office for Davidson County, Tennessee. (All parcels)

7. The flow and overflow of those creeks running along or through the subject property, and the rights of others to the waters of said creek. (Parcel II)

8. Subject to 50' Ingress & Egress easement of record in Book 8115, page 15 and Book 11665, page 171, Register's Office for Davidson County, Tennessee. (Parcel I and II)

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 7 day of March, 2023.

JOHN P. BEVERE, JR

LISA TOSCANO BEVERE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JOHN P. BEVERE, JR and LISA TOSCANO BEVERE, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 7 day of March, 2023.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $1,699,000.00.

Affiant

SWORN TO and subscribed before me on this 7 day of March, 2023.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires:
2-1-27