Karen Johnson Davidson County
Batch# 993002 DEEDWARR
04/18/2023 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $6,012.50
20230418-0028258

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of April, 2023.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 1/28/2026
File No. 23-18211C

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
1500 Lock Road, LLC (NAME)	NEW OWNER (NAME)	071-09-0-003
908 Acklen Ave (STREET ADDRESS)	_____ (STREET ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	_____ (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Drew A. Park, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1500 Lock Road, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in the 12th Civil District of Davidson County, Tennessee, more specifically at the intersection of Lock Road and Whites Creek Pike, and described according to a survey made January 7, 1975, by Stanford and Associates, Inc., engineers, and being more particularly described as follows:

Beginning at a point in the end of Rock wall 16.5' (1 pole) from the centerline of Lock Road, said point being common to the South East most corner of U.S. Gov. property Lock One and 980' along Lock Road, North of the intersection of Lock Road and Whites Creek Pike.

Thence with the South West ROW of Lock Road, being 16.5 feet wide on each side, S40 56 35E 102.22'; thence S46 29' 47"E 103.13'; thence S33 27' 33"E 101.95'; thence S60 115' 30"E 99.78'; thence S61 55' 41"E 100.87'; thence S59 19' 58"E 99.61'; thence S59 43' 40"E 101.54'; thence S56 53' 38"E 271.05' to the intersection of the ROW of Lock Road and Whites Creek Road; thence with the ROW of Whites Creek Road, S30 24' 44"E 123.82' to a concrete monument in the said ROW and common to Nabor's property on his North Line; thence with said Nabor's line N 80 39' 23"W 273.36' to a point in the North margin of an alley; thence with a fence and continuing with Nabor's property N83 5F 03"W 360.61' to an iron pin in the Water's edge of the Cumberland River; thence with the Water line of said River to a point where the water's of Page's Branch intersect the same River N32 16' 00"W 263.48'; thence continuing with the Cumberland River N36 05' 28"W 379.01' to an iron pin in a rock wall extending into the Cumberland River; thence along the same rock wall and common to the U.S. Gov Lock One property N80 53' 37"E 95.35' to the point of beginning.

Including but excluding that portion of property conveyed to Combs Industrial Services, Inc., a Tennessee corporation, by Deed from Alice Boyd Kennon, Doyle Arthur Boyd, Jr., and Eleanor Boyd Green, Co-Successor Trustees of the Margaret D. Boyd Revocable Living Trust Under Living Trust Agreement Dated April 22, 1999, of record in Instrument Number 20070129-

0011306, Register's Office for Davidson County, Tennessee, and described according to a survey made January 17, 2007, and revised January 19, 2007, as Project No. 07011, by Dale & Associates, Steve D. Delle, R.L.S.#1710, as follows:

Beginning at an iron rod situated in the Southerly margin of Lock Road, said point also being the Northeast corner of the James D. and Mark S. Meadows property of record in Book 7239, Page 637, Register's Office for Davidson County, Tennessee; Thence, leaving said road, North 80 degrees 24 minutes 03 seconds West, a distance of 250.00 feet to an iron rod; Thence, North 82 degrees 49 minutes 36 seconds West, a distance of 389.34 feet to a point situated in the Northerly bank of Cumberland River; Thence along said bank, North 33 degrees 46 minutes 03 seconds West, a distance of 201.89 feet to a point situated in the centerline of Pages Branch; Thence, along said centerline, North 27 degrees 26 minutes 36 seconds East, a distance of 178.02 feet to an iron rod situated in the Southerly margin of Lock Road; Thence, along said road, South 59 degrees 50 minutes 16 seconds East, a distance of 375.34 feet to an iron rod; Thence, along said road, South 57 degrees 11 minutes 14 seconds East, a distance of 283.25 feet to an iron rod; Thence, along said road, South 53 degrees 35 minutes 03 seconds East, a distance of 127.74 feet to the point of beginning and containing 121,534.463 square feet or 2.79 acres of land.

Being the same property conveyed to Drew A. Park by Warranty Deed from Alice Boyd Kennon, Doyle Arthur Boyd, Jr., Mary Boyd Fuller, and Eleanor Boyd Green, Co-Successor Trustees of the Margaret D. Revocable Living Trust under Living Trust Agreement dated April 22, 1999, of record in Instrument No. 20080909-0091960, in the Register's Office for Davidson County, Tennessee, dated September 8, 2008, and recorded on September 9, 2008, and by Instrument of Correction of record in Instrument No. 20090122-0005475, in the Register's Office for Davidson County, Tennessee, dated January 7, 2009, and recorded on January 22, 2009.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is not the principal residence of the grantor.

This is improved property, known as 1500 Lock Rd, Nashville, TN 37207.

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. Whenever 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 17th day of April, 2023.

X _____
Drew A. Park

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2023, before me personally appeared Drew A. Park, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of April, 2023.

_____
Notary Signature
My commission expires: 1/28/2026

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4/19/23 (date of document).

Affiant Signature

4/19/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 19th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY