Karen Johnson Davidson County
Batch# 1005129 DEEDWARR
05/18/2023 02:07:30 PM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20230518-0037460

WARRANTY DEED

2021-12-18

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15 day of May, 2023.

(Affix Seal) Notary Public

My Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/2/2023
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Karen Lynn Eickman, Dylan Windler and Lauren Windler 1082 Archer Street Nashville, TN 37203	OWNER	Map/Parcel Part of 168-00-0-047.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ronald D. Buck, a married man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen Lynn Eickman, a married woman, Dylan Windler and Lauren Windler, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Tract 5

Being a parcel of land in the 35th Council-Manic District within the General Services District of Metropolitan Nashville-Davidson County, Tennessee. Being generally located to the north of Highway 100, and Old Harding Pike, west of Lewis Road, south of Griffith Road, and east of Old Harding Lane. Being a portion of the property conveyed to Ronald D. Buck by deed of record in Instrument No. 20211104-0147701, Register's Office of Davidson County, Tennessee. Being more particularly described as follows:

BEGINNING at an Iron Rod (New) in the northerly right-of-way of Old Harding Pike N 77°28'11" E, 417.50 feet from the northeasterly quadrant of the intersection of Highway 100 (66'Right-of Way) and Old Harding Pike (50' Right-of-Way);

THENCE, with a severance line the following calls:

N 03°19'31" W, 330.19 feet,
N 78°34'15" W, 207.92 feet,
N 04°19'57" W, 215.43 feet,
N 85°40'03" E, 50.00 feet,
N 04°19'57"W, 617.42 feet,
S 85°40'03"W, 241.87 feet,
N 04°24'42"E, 469.74 feet,
S 89°58'55"W, 277.62feetto the northeast corner of Stephen L. Carter, and John C. Fox property of record in Instrument No. 20211228-0170806, R.O.D.C.;

THENCE, S 89°58'55" W, with said Stephen L. Carter, and John C. Fox property 277.62 feet to an Iron Rod (Old), continuing with the Sean Harris and Sheree Harris property of record in Instrument No. 20220627-0073113, R.O.D.C., 277.62 feet to an Iron Rod (Old), for a total of 555.24 feet to an Iron Rod (Old) in the easterly line of Jennifer Faye Woods property of record in Instrument No. 20211216-0166489, R.O.D.C.;

THENCE, with the Woods property N 04°24'39" E, 434.45 feet to the line of the South Harpeth Farms, LLC property of record in Deed Book 9762, page 377, R.O.D.C.;

THENCE, with the South Harpeth Farms, LLC property the following calls:

N 79°34'43" E, 118.05 feet,
N 66°33'33" E, 339.65 feet,
N 70°11'59" E, 548.22 feet,
N 69°51'49" E, 124.74 feet,
N 69°02'03" E, 235.94 feet,
S 08°34'01" W, 96.07 feet,
S 01°00'39" W, 227.42 feet,
S 04°37'56" W, 306.95 feet,
S 24°45'30" W, 291.65 feet,
S 01°35'51" E, 670.90 feet,
S 12°40'38" E, 943.01 feet,

Along a curve to the right, having a central angle of 89°59'56", a radius of 50.00 feet, a tangent of 50.00 feet, and a chord of S 32°19'21" W, 70.71 feet for an arc length of 78.54 feet to said northerly right-of-way of Highway 100;

THENCE, with said Highway 100, S 77°28'11" W, 64.62 feet to the POINT OF BEGINNING;

Containing 1,138,714 Square Feet or 26.14 Acres, more or less.

Being the same property conveyed to Kenneth B. McPherson and wife, Lois M. McPherson, as tenants by the entireties, by Partition Deed from David E. McPherson of record in Book 4931, Page 257, Register's Office for Davidson County, Tennessee, dated June 13, 1975 and recorded on July 11, 1975.

Being the same property conveyed to Kenneth B. McPherson by Quitclaim Deed from Kenneth B. McPherson and wife, Lois M. McPherson, of record in Book 10748, Page 241, Register's Office for Davidson County, Tennessee, dated December 18, 1997 and recorded on January 06, 1998.

The said Kenneth B. McPherson died testate on 09/29/1998, devising subject property to Lois M. McPherson, individually and to Hugh King, Trustee of the Kenneth B. McPherson Family Trust, as evidenced in File No. 98-P-1 569, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Hugh King, trustee of the Kenneth B McPherson Family Trust, under the Will of Kenneth B. McPherson dated December 18, 1997, a 71.42% interest by Executor's Quitclaim Deed from Hugh King, Executor of Estate of Kenneth B. McPherson, deceased, of record in Instrument No. 200105150050042 Register's Office for Davidson County, Tennessee, dated March 21, 2001 and recorded on May 15, 2001.

The said Lois M. McPherson died testate on 05/16/2003, devising subject property to Hugh King, as Trustee of the Lois M. McPherson Family Trust, as evidenced in File No. 03P897, Probate Court Clerk's Office for Davidson County, Tennessee.

The said Hugh King having since died on July 3, 2021, survived by Ann Marie Montz and Irene Cobb, as evidenced by Affidavit of Heirship of record in Instrument Instrument No. 202111040147699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ann Marie Montz and Mary Lois Irene Cobb, a 50% interest by Quitclaim Deed from Ann Marie Montz and Mary Lois Irene Cobb, co-trustees of the Kenneth B. McPherson Family Trust created under the Will of Kenneth B. McPherson dated December 18, 1997 of record in Instrument No.

202111040147699 Register's Office for Davidson County, Tennessee, dated October 26, 2021 and recorded on November 04, 2021.

Being the same property conveyed to Ann Marie Montz and Mary Lois Irene Cobb, a 50% interest by Quitclaim Deed from Ann Marie Montz and Mary Lois Irene Cobb, Co-Trustees of the Kenneth B. McPherson Family Trust of record in Instrument No. 202111040147700 Register's Office for Davidson County, Tennessee, dated October 26, 2021 and recorded on November 04, 2021.

Being part of the same property conveyed to Ronald D. Buck by Warranty Deed from Ann Marie Montz and Mary Lois Irene Cobb, dated October 26, 2021 and recorded November 4, 2021 in Instrument No. 20211104-0147701, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 8888 Highway 100. Nashville. TN 37221 .

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and binds himself, his heirs and assigns, 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.

The property being conveyed herein has never been the principal residence of the Grantor's spouse.

Effective the 15 day of May, 2023:

Ronald D. Buck

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15 day of May, 2023, before me personally appeared Ronald D. Buck, 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 15 day of May, 2023.

Notary Signature
My commission expires: 11-16-2024

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 5/15/2023.

D. Shayne Adair

5/17/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17 **day of** May, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026