This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20905-DJ

Karen Johnson Davidson County
Batch# 1005170 DEEDWARR
05/18/2023 03:02:30 PM 4 pgs
Fees: $23.00 Taxes: $11,100.00
20230518-0037521

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$3,000,000.00~~.

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2023.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dain Chris Penzhorn and Leigh Heather Penzhorn 8170 Charlotte Pike Nashville, TN 37221	New Owner	127-00-0-315.00 127-00-0-267.002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Patrick W. Finley and Claire Marie Finley, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Dain Chris Penzhorn and Leigh Heather Penzhorn, a married couple,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Parcel 1: 127-00-0-315.00

Beginning at an iron pin in the northerly margin of Charlotte Pike (US. Highway70 North), said iron pin being the Southwest corner of property conveyed to Barnie B. Boone by deed of record in Book 4393, Page 172, in the Register's Office of Davidson County, Tennessee; thence along the margin of Charlotte Pike, South 57 degrees 36 minutes West 296.65 feet to a point; thence along a division line, North 13 degrees 07 minutes West 212.40 feet to a point; thence North 49 degrees 37 minutes West 104.03 feet to a point; thence North 24 degrees 00 minutes West 995.32 feet to a point; thence North 00 degrees 22 minutes West 1344.61 feet to a point; thence South 87 degrees 15 minutes West 226.82 feet to a point in the line of Deerwood Estates, of record in Book 5200, Page 220, in the Register's Office for said County; thence along the line of Deerwood Estates, North 05 degrees 28 minutes East 390.94 feet to a point; thence North 05 degrees 06 minutes East 473.56 feet to a point; thence North 12 degrees 20 minutes East 112.82 feet to a point in the line of property now or formerly belonging to Byrd; thence along the line of Byrd, South 82 degrees 39 minutes East 118.04 feet to a point; thence South 82 degrees 39 minutes East 101.04 feet to a point; thence South 84 degrees 31 minutes East 252.63 feet to a point; thence North 82 degrees 38 minutes East 308.30 feet to a point; thence South 83 degrees 44 minutes East 431.50 feet to a 30 inch oak; thence South 16 degrees 44 minutes West 245.50 feet to a point; thence South 19 degrees 28 minutes West 218.17 feet to a point; thence South 45 degrees 32 minutes West 374.0 feet to a point; thence South 64 degrees 23 minutes West 357.72 feet to a point; thence along a division line, South 14 degrees 35 minutes East 1,818.85 feet to a point, the northeast corner of property conveyed to Boone by deed of record in Book 4393, Page 172, in said Register's Office; thence along the line of Boone, South 57 degrees 11 minutes West 320.00 feet to an iron pin, the Northwest corner of Boone; thence continuing with Boone, South 28 degrees 05 minutes East 541.84 feet to the point of beginning.

Parcel 2: 127-00-0-267.002

Included in the above description, and included in this conveyance is the following property:

A 10.14 acre parcel of land located on the North side of Charlotte Pike approximately 2000 feet West of the intersection of the centerline of Charlotte Pike (Highway 70) and the centerline of Quail Creek Road in the Ninth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the Southeast corner of the property herein described, said corner being a existing steel pin found in the base of a 14 inch diameter pine tree found 40 feet North of the centerline of Charlotte Pike and bearing North 51 degrees 46 minutes 55 seconds East 356.83 feet from the intersection of the centerline of Highway 70 and a concrete box culvert under said highway; said point of beginning being the Southeast corner of the parent tract of land and the Southwest corner of the Diep N. Le property as described in instrument number 20080813-0083238; thence South 58 degrees 11 minutes 12 seconds West a distance of 102.32 feet along the North right of way of Charlotte Pike to a 1/2 inch diameter x 24 inch long steel pin with cap #2838 set; thence North 27 degrees 25 minutes 08 seconds West a distance of 541.92 feet along the West line of the property herein described to a 1/2 inch diameter x 24 inch long steel pin with cap #2838 set; thence North 14 degrees 54 minutes 43 seconds West a distance of 1007.26 feet along the west line of the property herein described to a 1/2 inch diameter x 24 inch long steel pin with cap #2838 set, said pin being the Northwest corner of the property herein described; thence North 76 degrees 04 minutes 53 seconds East a distance of 419.09 feet along the North line of the property herein described to a 1/2 inch diameter x 24 inch long steel pin with cap #2838 set in the west line of the John Harris property as described in Instrument Number 20090612-0054731, in the Register's Office of Davidson County, Tennessee; thence South 13 degrees 52 minutes 26 seconds East a distance of 875.51 feet along the west line of Harris and passing a 1/2 inch diameter x 24 inch long steel pin with cap #2838 found at 43.73 feet to a 5/8 inch diameter steel pin with cap marked "Byrd" found at the Northeast corner of the Diep N. Le property as described in Instrument Number 20080813-0083238; thence South 57 degrees 48 minutes 47 seconds West a distance of 320.00 feet along the north line of Diep N. Le to a 1/2 inch diameter x 24 inch long steel pin with cap #2838 set; thence South 27 degrees 27 minutes 13 seconds East a distance of 541.84 feet along the west line of Diep N. Le to the point of beginning, and containing 10.14 acres, by survey of Jason W. Looper, TN RLS #2838, dated December 12, 2019.

Together with an easement for installation and maintenance of septic field lines as conveyed in Instrument Number 20200107-0002062, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick W. Finley and Claire Marie Finley, husband and wife by Warranty Deed from Kenneth Harris, a single man, dated April 19, 2021, recorded April 26, 2021, of record in Book Instrument No. 20210426-0055445; as corrected by Deed of Correction of record in Instrument No. 20220225-0021903, Register's Office for Davidson County, Tennessee.

This is improved property located at: **8170 & 8166 Charlotte Pike, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

202305180037521

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of May, 2023.

GRANTOR:

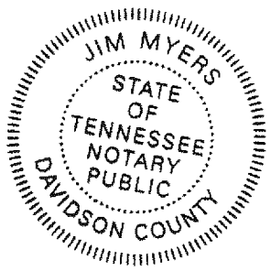
Patrick W. Finley

Claire Marie Finley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patrick W. Finley and Claire Marie Finley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of May, 2023.



Notary Public
My Commission expires: 11-6-2024

202305180037521

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/18/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/18/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

