Karen Johnson Davidson County
Batch# 1013070 DEEDWARR
06/09/2023 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230609-0043860

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

File No.: 23-0211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lindsay Sheets	New Owner	Map: 07700005400
(NAME) 8046 River Road Pike	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($750,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KONRAD J.E. VORBUSCH, TRUSTEE OF THE KONRAD J.E. VORBUSCH REVOCABLE LIVING TRUST AGREEMENT, DATED MAY 4, 2004,

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

LINDSAY SHEETS, A MARRIED WOMAN,

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:

The following described tract of land is located in the 8th Civil District of Davidson County, Tennessee, and is the northeast portion of the Enoch Dozier property, Deed Book 3830, page 555, Register's Office for Davidson County, Tennessee, and subdivided as Tract I of Deer Ridge acres; bounded on the North by the south margin of River Road; bounded on the east by D.C. Sherrill property; bounded on the south by Pate property and Vorbursch; bounded on the west by a portion of the East boundary of Tract No. 3; also the east boundary of Tract No. 2, described according to a survey by James T. Brewer, Cert. #170, dated November 2, 1973, as follows:

Beginning with an iron stake in the south margin of River Road, the northeast corner of the tract being described as the northwest corner of D.C. Sherrill property; thence with the west boundary of D.C. Sherrill property, South 4° 20' West 1719 feet to a point the southwest corner of the Sherrill property; thence with a north boundary of the Pate property North 84° 25' West 114 feet, south 77° 30' West 28.7 feet; South 56° 15' West 107 feet; South 81° 55' West 109.4 feet; South 76° 40' West 239.8 feet; South 44° 25' West 44 feet to an iron pipe; thence leaving the Pate property and with the south boundary of Deer Ridge property North 31° 30' West 751 feet to an iron pipe, North 0° 0' 460 feet to an iron pipe, the southwest corner of Tract I also the southeast corner of Tract No. 3; thence with the east boundary of Tract No. 3 North 35° 30' East 442 feet to an iron pipe, the southwest corner of Tract No. 2; thence with the south boundary of Tract No. 2 South 52° 18' East 312 feet to an iron pipe, the southeast corner of Tract No. 2; thence with the east boundary of Tract No. 2 North 30° 15' East 900 feet to an iron pipe in the South margin of River Road; thence with the south margin of the road South 38° East 260 feet to the point of beginning, being 36.4 acres more or less.

INCLUDED in this description, but specifically EXCLUDED therefrom is the following property described as follows, to wit:

LAND in the Eighth Civil District of Davidson County, Tennessee, and being more particularly described from a survey done by John Kohl & Company, P.C., dated February 5, 1996, Philip B. Taylor, surveyor's #1459, as follows:

BEGINNING on the southwesterly right of way of River Road at the northwesterly corner of Lot #1, as being shown on the plan of Deer Ridge, not of record, according to a survey by James T. Brewer, Cert. #170, dated November 2, 1973; thence continuing with said right of way, S38° 00'E, 53.8 feet to the northeasterly corner of the herein described proposed tract; thence leaving said right of way and running S30° 17'W, 500.7 feet; thence S58° 27'E, 244.1 feet to the westerly edge of an existing gravel drive; thence continuing along said edge of drive with the following four (4) calls: S35° 06'W, 43.0 feet; thence S40° 40'W, 39.9 feet; thence S46° 33'W, 77.8 feet; thence along a curve to the left with a radius of 170 feet 82.00 feet (with a chord bearing and distance of S32° 26'W, 81.2 feet) to the southeasterly corner of the herein described tract; thence leaving said edge of an existing gravel drive and passing through an existing service pole located on the westerly side of said driveway N88° 53'W, 296.0 feet to the southwesterly corner of the herein described tract; thence N30° 17'E, 908.0 feet to the point of beginning.

Being the same property conveyed to Konrad J.E. Vorbusch, Trustee, Konrad J.E. Vorbusch Revocable Living Trust Agreement, dated May 4, 2004, by Quitclaim Deed from Irene M. Vorbusch Everton, married, of record in Instrument No. 20221019-0114204, dated October 17, 2022, Register's Office for said County. Also see Quitclaim Deed of record in Instrument No. 20040527-0062370 and Warranty Deed in Book 5581, Page 233, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 577, said Register's Office.

Electrical Permit for Detached Structure of record in Book 5691, Page 882, in the Register's Office for Davidson County, Tennessee.

Ingress/Egress Easement and Maintenance Agreement of record in Instrument No. 20221019-0114205, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 8046 River Road Pike, Nashville, TN 37209
(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 8th day of June, 2023.

Konrad J.E. Vorbusch Revocable Living Trust Agreement, dated May 4, 2004

BY: _____
Konrad J.E. Vorbusch, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Konrad J.E. Vorbusch, Trustee of the Konrad J.E. Vorbusch Revocable Living Trust Agreement, dated May 4, 2004, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee of the Konrad J.E. Vorbusch Revocable Living Trust Agreement, dated May 4, 2004, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of June, 2023.

My commission expires: 3/6/24 _____
Notary Public

PATRICIA NICHOLLS
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 June 8, 2023.

(AFFIANT) – Julia Wyatt

06/08/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 8th day of June, 2023.

My commission expires: 3/6/24

Notary Public

