WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00. Kelly Barfield Affiant Subscribed and sworn to before me on JUNE 7, 2023. NOTARY PUBLIC MY COMMISSION EXPIRES: 7/15/2026

File No.: 2023-0189

Karen Johnson Davidson County
Batch# 1013654 DEEDWARR
06/09/2023 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230609-0044029

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Roberta Robbins and Michael Minyon and Michelle Minyon 8678 Poplar Creek Road Nashville, TN 37221	New Owner	140 00 0 061.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DEED BROTHERS LLC**, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Roberta Robbins, a married woman, and Michelle Minyon and Michael Minyon, wife and husband, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called **"GRANTEES,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in DAVIDSON County, Tennessee, being Tract No. 14, on the unrecorded Plan of the HEATH PROPERTY, and being more particularly described according to a survey by J. BRUCE RAINEY, Surveyor #823, dated July 25, 1995, known as Job #950094, as follows:

BEGINNING at a point in the center line of a 50 foot joint use ingress, egress, and public utility easement, said point of BEGINNING is also a common corner of Tract Nos. 13, 14, and 21, on above referenced Plan; thence leaving the center line of said 50 foot joint use ingress, egress, and public utility easement and with the common line between Tract Nos. 13 and 14, North 44 degrees 42 minutes 19 seconds East 554.34 feet to an iron pin in the southwesterly line of Tract No. 15 of said Plan; thence with the line of Tract No. 15, South 34 degrees 40 minutes 12 seconds East 551.86 feet to an iron pin set in the center line of the said 50 foot joint use ingress, egress, and public utility easement; thence with the center line of said 50 foot joint use ingress, egress, and public utility easement and with the Northerly line of Tract No. 20 on said Plan, the following calls: South 50 degrees 41 minutes 36 seconds West 51.75 feet to an iron pin; thence South 71 degrees 02 minutes 04 seconds West 299.47 feet to an iron pin; thence South 83 degrees 17 minutes 12 seconds West 140.29 feet to an iron pin; thence North 65 degrees 03 minutes 32 seconds West 94.13 feet to an iron pin; thence North 43 degrees 05 minutes 30 seconds West, passing the northern most common corner of Tract Nos. 20 and 21 at 90.18 feet, in all 228.27 feet to the point of BEGINNING.

INCLUDED in the above described tract is that portion of the said 50 foot joint use ingress, egress, and public utility easement along the southerly line of Tract No. 14. Additionally, there is a 15 foot public utility easement located immediately North of and adjacent to the above described 30 foot joint use ingress, egress, and public utility easement.

TOGETHER with the Grantors 1/21st interest in a right-of-way conveyed to them in Book 9842, page 992, as follows:

BEGINNING at a point in the center of POPLAR CREEK ROAD, being the Southeast corner of the Gibson property of record in Book 5324, page 571, Register's Office for DAVIDSON County, Tennessee; thence North 28 degrees 59 minutes 32 seconds East 74.32 feet to an iron pin; thence North 18 degrees 54 minutes 48 seconds West 347.81 feet to an iron pin; thence North 14 degrees 53 minutes 08 seconds West 60.18 feet to an iron pin; thence North 14 degrees 39 minutes 36 seconds East 56.80 feet to an iron pin; thence North 73 degrees 14 minutes 36 seconds East 58.70 feet to an iron pin in the Westerly margin of the Walker property of record in Book 6720, page 102, Register's Office for DAVIDSON County, Tennessee; thence with said Walker property, South 06 degrees 35 minutes 51 seconds West 102.85 feet to an iron pin, being the Northwest corner of Tract No. 1 of the Goodall Bailey Division, Section 1; thence with said Tract No. 1, South 18 degrees 54 minutes 48 seconds East 382.34 feet to an iron pin; thence South 28 degrees 59 minutes 32 seconds West 88.38 feet to a point in the center of Poplar Creek Road; thence with the center of Poplar Creek Road, North 70 degrees 16 minutes 1 second West 50.66 feet to the point of beginning.

Being the same property conveyed to DEED BROTHERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220120-0007741, dated January 11, 2022, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Unimproved property known as 8678 Poplar Creek Rd, 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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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.

WITNESS my hand on this 7th day of June, 2023.

Grantor:

Deed Brothers LLC, a Tennessee limited liability company

BY:_____
Louis Napoleon, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Louis Napoleon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) DEED BROTHERS LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Louis Napoleon as Sole Member.

Witness my hand, at office, this 7th day of June, 2023.



_____
Notary Public

My Commission Expires

My Commission expires:_____

January 17, 2027

Certificate of Authenticity

I, Joshua A. Terry, 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 6/7/2023.

Affiant Signature – Joshua A. Terry

6/9/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/9/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON