PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 1021064 DEEDWARR
06/29/2023 02 23 11 PM 4 pgs
Fees $23 00 Taxes $85 10
20230629-0049868

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref. (DL) Title No.: 59229
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bart Ashley Laurie Ashley 540 Belle Meade Blvd Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 06700014100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$23,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Riverpoint, LLC**, a limited liability company, and Barry Walker, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Bart Ashley and Laurie Ashley, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:
Land in the 1st Councilmanic District of Nashville, Davidson County, Tennessee, being part of the property conveyed in Deed Book 11087, page 857, Register's Office for said County and more particularly described as follows:

Beginning in the south right of way of Ashland City Highway, State Route 12, at a point located 200 feet left of station 468+10 shown on State Right of Way Project STP-12(30), sheet 6; thence along said right of way S 43° 55'51" E, 532.90 feet to the intersection of said right of way and the north right of way of an abandoned portion of Old State Route 12: thence along said abandoned roadway N 52°47'08" W, 104.61 feet, thence continuing along said abandoned roadway N 53°17'12" W, 216 91 feet; thence with a curve to the left, having a radius of 1606.8 feet, a distance of 307.98 feet to a concrete highway monument in the easterly right of way of State Route 12 Connector Road, also known as River Trace; thence along said Connector Road N 79°04' E, 151.55 feet to the point of beginning and containing 0.64 acres, more or less. See attached, Exhibit "A", copy of survey of subject property.

Being the same property conveyed to Riverpoint, LLC a Tennessee limited liability company by Warranty Deed from Margaret Williams McMinn, Devisee under the Last Will and Testament of J.H McMinn, dated September 3, 1998 and recorded on September8, 1998 of record in Book 11103, page 50, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from James H. Murphy dated September 3, 1998, recorded September 8, 1998 of record in Book 11103, page 58, said Register's Office. Articles of termination were filed for Riverpoint LLC with the Tennessee Secretary of State of April 3, 2023. Barry Walker was the sole member of Riverpoint LLC at the time of its termination. Barry Walker executes this conveyance as sole member of Riverpoint LLC as a part of winding up the business of the limited liability company and individually as the successor in interest to the assets and property of the LLC.

Description Reference: The description is the same as that used in the last deed prior to this transaction

Taxes for the year 2023; No insurance is afforded as to the amount of acreage contained herein. Agreement of record in Instrument No. 20141201-0109719, said Register's Office Easement for flowage of record in Book 2142, page 355, said Register's Office

This is unimproved property, known as 0 Ashland City Highway, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of June, 2023.

Riverpoint LLC

By: _____
Barry Walker, Sole Member

_____
Barry Walker

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared, **Barry Walker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Sole Member** (or other officer authorized to execute this instrument) of **Riverpoint, LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such member for the purposes therein contained, by signing in the name of the company, as sole member.

Witness my hand and official seal, at office in Davidson County Tennessee this the this 26th day of June, 2023.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary _____

My Commission Expires _____

State of Tennessee
County of Davidson

On June 26, 2023, before me the undersigned authority, personally appeared **Barry Walker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Witness my hand and official seal, at office in Davidson County Tennessee this the 26th day of June, 2023.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary _____

My Commission Expires _____

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $23,000 00.

Affiant

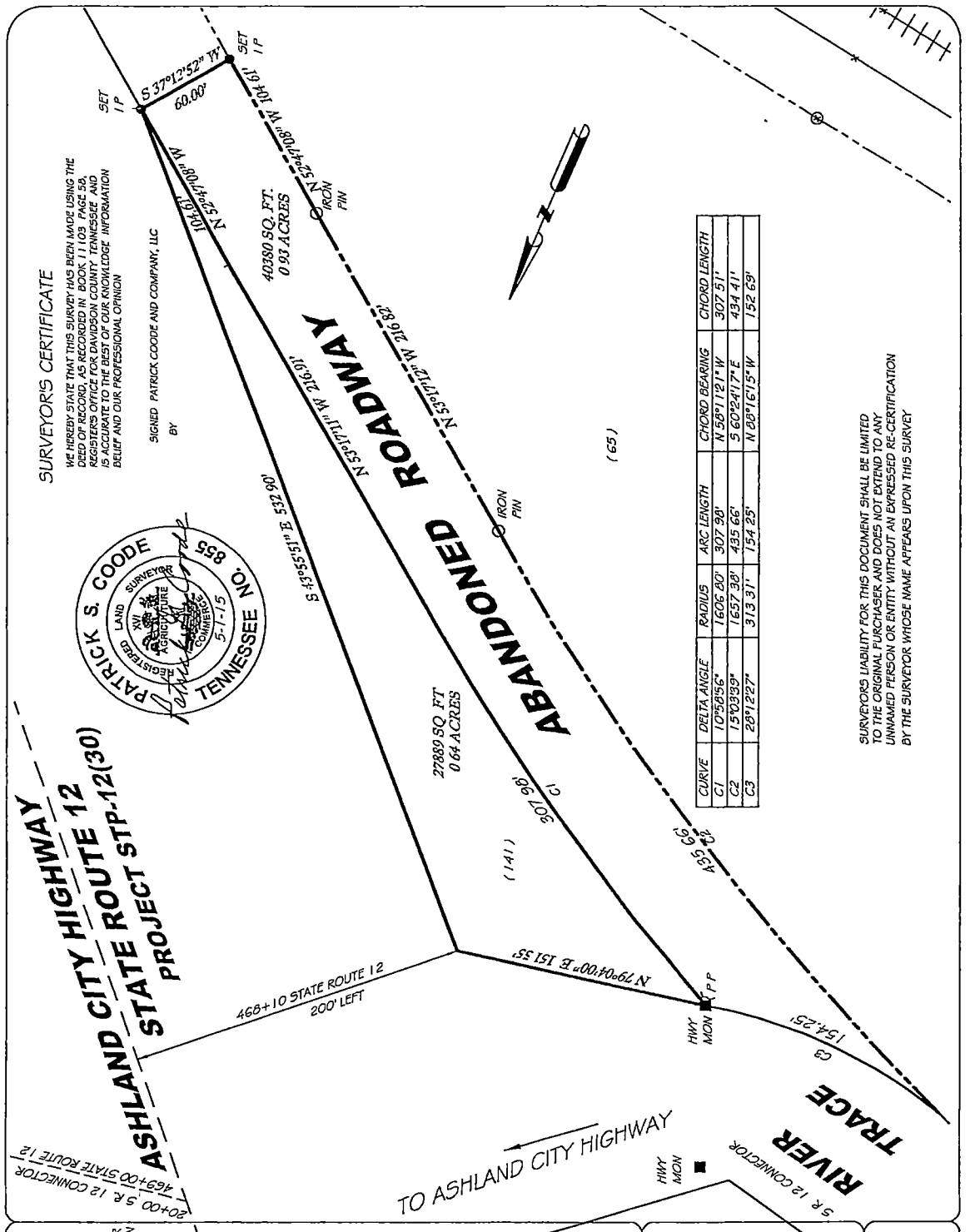
Sworn and subscribed before me this 16th day of June, 2023.

Notary

My Commission Expires

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

EXHIBIT "A"



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10°58'56"	1606.20'	307.98'	N 58°11'21" W	307.51'
C2	15°03'39"	1657.38'	435.66'	S 60°24'17" E	434.41'
C3	28°12'27"	313.31'	154.25'	N 88°16'15" W	152.69'

NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1 URBAN AND SUBDIVISION LAND SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE, (EFFECTIVE JANUARY 4, 1992)
2. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1 15000 OR DOES NOT EXCEED 1/10 OF A FOOT OF POSITION ERROR AT ANY CORNER
3. BEARING SYSTEM IS DERIVED FROM STATE PLANE COORDINATES
4. NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 106-6
5. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH NO TITLE REPORT FURNISHED TO SURVEYOR PRIOR TO SURVEY
6. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S) NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT TENNESSEE ONE CALL 1-800-351-1111 * UTILITIES NOT CHECKED

PROPERTY SURVEY

FOR

BART ASHLEY

SHOWING

A PORTION OF THE PROPERTY CONVEYED IN BOOK 11087, PAGE 857 REGISTER'S OFFICE FOR DAVIDSON COUNTY AND PART OF AN ABANDONED ROADWAY

LOCATED

ASHLAND CITY HIGHWAY @ RIVER TRACE NASHVILLE, TENNESSEE 37218
DATE MAY 1, 2015
SCALE 1"=60'
FILE NO 215-017

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LEGEND

PROPERTY LINE
FENCE LINE
IRON PIN (OLD)
IRON PIN (NEW)
FIRE HYDRANT
POWER POLE

SCALE 1"=60'
30 0 60 120

PATRICK COODE AND COMPANY, LLC
144 SPRING VALLEY ROAD
NASHVILLE, TENNESSEE 37214
PH 615-974-1814/FX 615-739-6484
EMAIL PSCOODE@COMCAST.NET