Karen Johnson Davidson County
Batch# 1031153 DEEDWARR
07/26/2023 01:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230726-0057709

	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE - EXEMPT

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Metropolitan Government of Nashville & Davidson County, Tennessee	**EXEMPT**	**14300002900**
P.O. Box 196340		
Nashville, TN 37219-6340		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Friends of the Warner Parks, Inc.

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

Metropolitan Government of Nashville and Davidson County, Tennessee

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEGINNING AT AN IRON PIN SET (N:632304.59 E:1702568.43) ON THE WEST R.O.W. OF STATE HIGHWAY 100 (105' FROM THE CENTER), BEING THE SOUTHEAST CORNER OF PATRICIA MARIE OWENS GREER (REF. DEED BOOK 9123 PAGE 641 R.O.D.C.- PROPERTY MAP 143 PARCEL 19) THENCE WITH THE WEST R.O.W. OF STATE HIGHWAY 100, S30°57'31"W 230.34' TO AN IRON PIN SET, THENCE N59°40'28"W 9.98' TO AN IRON PIN SET, THENCE S30°19'32"W 99.81 TO AN EXISTING IRON PIN (BENT), [LOCATED N54°13'31"W 2.63 FROM AN EXISTING IRON PIN (BENT)]; THENCE N50°17'42"W 53.47 TO AN EXISTING IRON PIN "RLS 1455" AND BEING THE NORTHEAST CORNER OF METROPOLITAN GOVERNMENT (REF. INSTRUMENT #20090723 PAGE 69245 R.O.D.C.-PROPERTY MAP 143 PARCEL 53); THENCE LEAVING THE ROAD WITH METROPOLITAN GOVERNMENT NORTH LINE'S N29°10'18"W 167.49 TO AN EXISTING IRON PIN "RLS 1455"; THENCE N75°31'58"W 528.25' TO AN EXISTING IRON PIN "RLS 1455" IN THE EAST LINE OF A SECOND METROPOLITAN GOVERNMENT TRACT (REF. PROPERTY MAP 143 PARCEL 52), THENCE WITH METROPOLITAN GOVERNMENT EAST LINE N08°06'32"E 292.86' TO AN EXISTING IRON PIN "SMITH", THE SOUTHWEST CORNER OF AFOREMENTIONED PATRCIA MARIE OWENS GREER; THENCE WITH GREER'S SOUTH LINE S67°12'46"E 835.69' TO THE POINT OF BEGINNING, CONTAINING 4.56 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WLAKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED FEBURARY 6, 2023.

Being the same property conveyed to Friends of the Warner Parks, Inc. by Warranty Deed from Patricia C. Cowan dated March 31, 2017, of record in Instrument No. 20170403-0032149, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Being the same property conveyed to Friends of the Warner Parks, Inc. by Warranty Deed from Patricia C. Cowan dated March 31, 2017, of record in Instrument No. 20170403-0032149, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (___) unimproved (__X__) property known as 0 Hwy 100, Nashville, TN 37220.

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 in 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.

Date: 6/23/23

Friends of the Warner Parks, Inc.
By: Jennifer O. Hannon
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Jennifer O. Hannon, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained and who further acknowledged that she is President of Friends of the Warner Parks, Inc., and is authorized by Friends of the Warner Parks, Inc. to execute the within instrument on its behalf.

Witness my hand, at office, this 23RD day of June, 2023.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

NOTARY PUBLIC

My Commission Expires: 8/21/25

Certificate of Authenticity

I, Jennifer Russell, 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 6/23/2023.
Date

Jennifer Russell
Affiant Signature

7/26/2023
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 26 day of July, 2023.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.