WARRANTY DEED

Karen Johnson Davidson County
Batch# 1033798 DEEDWARR
08/02/2023 12:14:30 PM 5 pgs
Fees: $28.00 Taxes: $3,145.00
20230802-0059678

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $850,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 7-31-23

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-31-2026

KIMBERLY A. ABATE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Closed LLC
6312 Highway 41A, Suite 104B
Pleasant View, TN 37146
File # 2023-428

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Sage BurnOut, LLC	SAME	055-00-0-004-00 (Davidson) and 64-4.00 (Cheatham)
1905 Wilcox Ave #955		
Los Angeles, CA 90068		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Harold D. Rippy and Donna M. Rippy, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SageBurnOut, LLC

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:

Land lying in the 13th Civil District of Davidson County, Tennessee with a portion of said land-lying in the 1st Civil District of Cheatham County, Tennessee, being Tract No. 1 on Bull Run Road, as described in a survey by Richardson Morris Company, Surveyors, dated November 7, 1972, as follows:

Beginning at a point in the Westerly margin of Bull Run Road, at the Northeast corner of the property conveyed to V. R. Langley by deed of record in Book 2535, Page 633 in the Register's Office for Davidson County, Tennessee; thence North 69 degrees 15 minutes West 347.40 feet; thence North 66 degrees 08

minutes West 631.17 feet; thence North 55 degrees 00 minutes West 800.25 feet; thence North 32 degrees 00 minutes West 420.75 feet; thence North 25 degrees 00 minutes West 165 feet; thence North 30 degrees 00 minutes West 247.50 feet; thence North 25 degrees 00 minutes West 156.75 feet; thence North 32 degrees 00 minutes West 330 feet; thence North 28 degrees 29 minutes West 553.78 feet; thence South 67 degrees 35 minutes 05 seconds West 593.22 feet; thence North 11 degrees 13 minutes 36 seconds West 465.97 feet; thence North 11 degrees 32 minutes East 177 feet; thence North 43 degrees 29 minutes East 68.61 feet; thence North 1 degrees 51 minutes 18 seconds West 680 feet; thence North 39 degrees 38 minutes West 115.26 feet; thence North 38 degrees 43 minutes East 96.66 feet; thence South 86 degrees 11 minutes East 670.26 feet; thence South 10 degrees 00 minutes West 184.90 feet; thence South 31 degrees 57 minutes East 2,752.92 feet; thence South 2 degrees 26 minutes East 236.51 feet; thence South 53 degrees 20 minutes East 1,300 feet to a point in the Westerly margin of Bull Run Road; thence Southerly along the Westerly margin of said Bull Run Road; 202 feet to the point of beginning.

Together with and including Grantor's Rights and Obligations as set Forth in That Certain Joint Driveway Agreement and Easement of record in Book 7832, Page 109 in the Register's Office for Davidson County, Tennessee.

Included in the above described property but Expressly Excluded therefrom is that certain 5.05 acre tract this day conveyed to Anthony C. Stock which tract lies only in Davidson County, Tennessee and which deed is being recorded Simultaneously herewith in the Register's Office for Davidson County, Tennessee as Instrument No. 20100924-0076173, described as follows on:

A tract or parcel of land located in the 13th Civil District of Davidson County, Tennessee and being bounded on the North by Joe McCrary, on the East, South, and West by the remaining property of Harold Rippy and being more particularly described as follows:

Beginning at a capped iron pin (No. 2459) set in the Southerly property line of Joe McCrary (Deed Book 7832, Page 113, R.O.D.C.T.), said pin being North 48 degrees 37 minutes 35 seconds West and a distance of 658.18 feet from an iron pin found on the Westerly R.O.W. of Bull Run Road, at the Southeasterly corner of the Joe McCrary property and the Northeasterly corner of the Harold Rippy property. Said pin being the point of beginning.

Thence leaving the line of McCrary and severing the lands of Rippy, South 28 degrees 16 minutes 09 seconds West a distance of 136.29 feet to capped iron pin (No. 2459) set on the North side of a driveway.

Thence, South 75 degrees 28 minutes 17 seconds West, a distance of 33.20 feet to capped iron pin (No. 2459) set on the North side of a driveway. Said pin being the Southeasterly corner of the tract herein described.

Thence, North 68 degrees 16 minutes 15 seconds West, a distance of 362.22 feet to capped iron pin (No. 2459).

Thence, North 41 degrees 06 minutes 47 seconds West, a distance of 536.40 feet to capped iron pin (No. 2459). Said pin being the Southwesterly corner of the tract herein described.

Thence, North 51 degrees 18 minutes 18 seconds East, a distance of 400.92 feet to iron pin found in the Southerly line of McCrary. Said pin being the Northwest corner of McCrary and the Northwest corner of the tract herein described.

Thence, with the Southerly line of McCrary, South 02 degrees 06 minutes 07 seconds West, a distance of 236.46 feet to an iron pin found.

Thence, South 48 degrees 37 minutes 35 seconds East, a distance of 641.82 feet to the point of beginning.

Said tract containing 5.05 acres or 220,125 square feet more or less by a survey performed by Brian Keith, RLS No. 2459, dated April 23, 2010.

Being the same property conveyed to Harold D. Rippy and wife, Donna M. Rippy by Warranty deed from Helen R. Smith of record in Book 340, page 892, Register's Office for Cheatham County, Tennessee, dated 12/17/2009 and recorded on 12/30/2009 and Instrument 20091218-0115201, Register's Office for Davidson County, Tennessee, dated 12/17/2009 and recorded on 12/18/2009.

Being the same property conveyed to Harold D. Rippy by Warranty deed from Helen R. Smith of record in Book 352, page 886, Register's Office for Cheatham County, Tennessee, dated 2/11/2010 and recorded on 6/11/2010 and Instrument 20100212-0011072, Register's Office for Davidson County, Tennessee, dated 2/11/2010 and recorded on 2/12/2010.

Being the same property conveyed to Harold D. Rippy by Warranty deed from Helen R. Smith of record in Book 370, page 368, Register's Office for Cheatham County, Tennessee, dated 9/17/2010 and recorded on 12/30/2010 and Instrument 20100924-0076175, Register's Office for Davidson County, Tennessee, dated 2/11/2010 and recorded on 2/12/2010. Scrivener's Affidavit as of record in Book 370, page 371, Register's Office for Cheatham County, Tennessee, dated 10/20/2010 and recorded on 12/30/2010 and Instrument 20101025-0085454, Register's Office for Davidson County, Tennessee, dated 10/20/2010 and recorded on 10/25/2010.

This is property known as 4144 Bull Run Road Ashland City, TN 37015

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

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(S) 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 GRANTEE(S), 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 7/31/23

Harold D. Rippy

Donna M. Rippy

STATE OF Tennessee

COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Harold D. Rippy and Donna M. Rippy, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 7/25/26.

NOTARY PUBLIC

My Commission Expires: 7/25/26

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 31 day of July, 2023.

K. Thomas Sidwell
Date: 07/31/23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 31 day of July, 2023

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

