Karen Johnson Davidson County
Batch# 1034388 DEEDWARR
08/03/2023 02:07:30 PM 4 pgs
Fees: $23.00 Taxes: $6,983.75
20230803-0060163

WARRANTY DEED

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,887,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.17.24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeffrey Hunter and Kelly Hunter	SAME AS OWNER	040 00 0 201.00 & 040 00 0 200.00
(NAME) 7072 Old Hickory Boulevard	(NAME)	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jimmy D. Smith and Thais P. Smith, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Jeffrey Hunter and Kelly Hunter, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Tract-1
Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the Southerly margin of Old Hickory Boulevard West of Whites Creek Pike and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., dated May 08, 1996, as follows:

Beginning at a point in the Southerly margin of Old Hickory Boulevard, said point being Westerly along said margin 700 feet, more or less, from the Centerline of Whites Creek Pike, and in the Northeast corner of Tract 3 and the Northwest corner of Gray B. Thompson Subdivision of record in Deed Book 8672, Page 148, and Plat Book 8250, Page 159, R.O.D.C.T.;

Thence, leaving Gray B. Thompson Subdivision, S 03 degrees 01' 09" E, 496.33feet to a point;

Thence, S 88 degrees 25' 52" W, 64.75 feet to a point;

Thence, S 38 degrees 05' 23" W, 622.00 feet, to a point in the North line of W.H. Thompson;

(2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law, and (7) all other matters of public record.

This is improved property located at 7072 and 7066 Old Hickory Boulevard, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 3rd day of August, 2023.

GRANTOR:

Jimmy D. Smith

Thais P. Smith

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jimmy D. Smith and Thais P. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 3 day of August, 2023.

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-17-2024

Notary Public

My Commission Expires: 3·17·2024

Thence, with W.H. Thompson, N 67 degrees 28' 29" W 136.00 feet to a point;

Thence, leaving W.H. Thompson with common line between Tracts 3 and 4, N 26 degrees 51' 33" E 1010.15 feet to a point;

Thence, N 0 degrees 50' 22" W, 204.02 feet to a point in the Southerly margin of Old Hickory Boulevard:

Thence with a curve concave to the North having a central angle of 2 degrees 48' 03", a radius of 1667.02 feet, and a chord of S 81 degrees 07' 32" E, 81.48 feet for an arch length of 81.49 feet to the point of beginning, containing 5.15 acres, more or less.

Tract-2
Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located the Southerly margin of Old Hickory Boulevard West of Whites Creek Pike and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., dated May 08, 1996, as follows:

Beginning at a point in the Southerly margin of Old Hickory Boulevard said point being Westerly along said margin 782 feet, more or less, from the centerline of Whites Creek Pike and in the Northeast corner of Tract 4:

Thence, leaving said Southerly margin of Old Hickory Boulevard, S 0 degrees, 50' 22" E, 204.02 feet to a point;

Thence, S 26 degrees 51' 33" W, 1010.15 feet to a point in the North line of W.H. Thompson;

Thence, with W.H. Thompson, N 67 degrees 28' 29" W, 193.58 feet to a point;

Thence, leaving W.H. Thompson with the common line between Tracts 4 and 5, N 23 degrees 17' 38" E, 945.93 feet, to a point in the Southwest corner of Kathy A. Kuhn of record in Deed Book 7922, Page 142, R.O.D.C.T.;

Thence, with said Kathy A. Kuhn, S 77 degrees 04' 39" E 175.61 feet to a point;

Thence, N 01 degrees 53' 04" E, 218.07 feet to a point in the Southerly margin of Old Hickory Boulevard and the Northeast corner of Kathy A. Kuhn;

Thence, continuing with said Southerly margin of Old Hickory Boulevard, with a curve concave to the North having a central angle of 2 degrees 48' 04", a radius of 1667.02 feet, and a chord of S 78 degrees 19' 29" E, 81.49 feet, for an arch length of 81.50 feet to the point of beginning, containing 5.40 acres, more or less.

Being the same property conveyed to Jimmy D. Smith and Thais P. Smith, Husband and Wife, by Warranty Deed from Ernie Hill, A One Half (1/2) Undivided Interest and Amon Ringemann and Anna Ringemann, A One Half (1/2) Undivided Interest with Right of Survivorship, of record in Instrument No. 20170830-0089385, in the Register's Office of Davidson County, Tennessee, dated August 30, 2017 and recorded on August 30, 2017.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable,

TRUE COPY CERTIFICATION

I, Elizabeth Leonberger, 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 August 3, 2023.

Signature
Date: August 3, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 3rd day of August, 2023 personally appeared before me, a notary public for the State aforesaid, Elizabeth Leonberger, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025