Karen Johnson Davidson County
Batch# 1052753 DEEDWARR
09/21/2023 12:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20230921-0074338

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Four Hundred Ninety-Five Thousand and no/100 Dollars ($495,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me, on this 19 day of September, 2023.

Notary Public

My commission expires: 11.17.24

(Notary Stamp)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax ID No:
Nam T. Le	Same as New Owner	14916002900 & 14916003200
100 Saint Regis Ct		
Brentwood TN 37027		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **616 BR Antioch GP**, a Tennessee general partnership "Grantor", has bargained and sold and by these presents does transfer and convey unto **Nam T. Le and Ly T. Nguyen, husband and wife**, "Grantees", their heirs, successors, and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described on **Exhibit "A"**, attached hereto and incorporated herein by this reference.

This is improved property identified as **616 Bell Road, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs, successors, and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees that it is lawfully seized and

possessed of said property in fee simple, has good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. (2) Restrictive covenant of record in Book 7311, page 168, Register's Office of Davidson County, TN. (3) Easement transferred to the State of Tennessee of record in Book 10207, page 687, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors, and assigns, to warrant and forever defend the title to said property, to the said Grantees, their heirs, successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 19 day of September, 2023.

616 BR Antioch GP,
a Tennessee general partnership

By: _____
Danny H. Northcutt, Jr., Managing Partner

STATE OF TENNESSEE)
COUNTY OF WILLLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Danny H. Northcutt, Jr. with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of 616 BR Antioch, GP, a Tennessee general partnership, the within named bargainor, and that as such Managing Partner of 616 BR Antioch, GP, executed the foregoing instrument for the purposes therein contained.

Witness my hand, this the 19 day of September 2023.

_____
NOTARY PUBLIC

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 2-19-2024

EXHIBIT A

Those certain tracts of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:
Land in Davidson County, Tennessee, being the Southeasterly part of James Crafton Property, in the 2nd Civil District of said County, and described according to a copy of a survey made by Hickerson & Hickerson, Engineers dated May 27, 1964, as follows: Beginning at an iron pin in the East margin of Bell Road, as now located, at a corner of the H. M. Dixon Property, and being the Southwesterly corner of this tract; thence with the margin of said Road, Northeasterly 40.3 feet to a concrete monument, thence Northwesterly 5.5 feet to a concrete monument; thence Northeasterly 109.7 feet to an iron pin which is 357 feet, more or less, Southerly from the centerline of Rice Road, or Old Murfreesboro Road; thence South 47 deg. East 176.8 feet to an iron pin in H. M. Dixon property; thence with said Dixon's line and along an old fence, South 32 deg. West 150 feet to an iron pin and old fence post; thence North 45 deg. West 151.8 feet to the point of beginning, containing .56 acres, more or less.

Tract II:
Being a 0.36 more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee, described as follows:

Beginning at the most Southerly corner of Ray C. Leonard property as of record in Book 4467, Page 716, Register's Office for Davidson County, Tennessee; thence running with the Southeast property line of the said Leonard property North 37 deg. 13' East a distance of 150 feet to the most Easterly corner of said Leonard property; thence running with the extension of the Leonard property Northeast line South 41 deg. 47' East a distance of 140 feet, more or less to a point, lying on the most Northerly line of the Metro Government property as of record in Book 3344, Page 471, Register's Office for Davidson County, Tennessee; thence running with the said Northerly line of the Metro Government property South 63 deg. 18' West a distance of 155 feet, more or less, to a point; said point further described as being the intersection point of the said Northerly line of the Metro Government property and the extension of the Westerly line of the said Leonard property; thence running with the said extension of the Westerly line of the Leonard property North 39 deg. 47' West a distance of 71 feet, more or less, to the point of beginning containing 0.36, more or less, acres.

Included in the above-described Tract I, but specifically excluded from this conveyance is the following described tract or parcel of land conveyed to the State of Tennessee by Warranty Deed from James E.Clark Jr. and wife, Betty C. Clark as of record in Book 10207, page 687, Register's Office for Davidson County, Tennessee, to wit:

Beginning at a point on the Southeast existing margin of Bell Road, said point being the point of intersection between Preakness Apartments Inc. and the Grantor with the existing margin of Bell Road; thence with said existing margin of Bell Road Northerly 130 feet to a point 42 feet right of centerline survey station 64+38.45, said point being the intersection with the Southeast proposed margin of State Project No. 19057-2212-14; thence with a 1679.28 foot radius curve right 89.30 feet to a point 42 feet right of centerline survey station 63+51.38; thence with said proposed margin North 54 degrees 46 minutes 46 seconds East 1.98 feet to a point 43.98 feet right of centerline survey station 63+51.30; thence with a 1679.28 foot radius curve right 41.38 feet to Preakness Apartments Inc. North property line, said point being 41.08 feet right of centerline survey station 63+12.33 more or less; thence with said common property line North 36 degrees 07 minutes 05 seconds West 0.98 feet to the point of beginning, containing 142 square feet.

Being the same property conveyed to 616 BR Antioch GP by Warranty Deed from James E. Clark, Jr. and wife, Betty C. Clark, of record in Instrument No. 20151204-0122460, in the Register's Office for Davidson County, Tennessee, dated November 13, 2015, and recorded on December 4, 2015.

Tennessee Certification of Electronic Document

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 9/19/23 (date of document).

Jennifer Russell
Affiant Signature

9/24/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of September 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

