Karen Johnson Davidson County
Batch# 1055985 DEEDWARR
10/02/2023 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $407.00
20231002-0076877

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 2-3-26
(AFFIX SEAL)

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0482

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gary M. Grimes and Lisa D. Grimes	New Owner	Map: 00500001200 & Part of 00900014700
(NAME) 371 Buckner Circle	(NAME)	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($110,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN T. JONES AND PAULA F. JONES, HUSBAND AND WIFE,

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

GARY M. GRIMES AND LISA D. GRIMES, HUSBAND AND WIFE,

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

5.01, Map&Parcel: Part of 00900014700

Beginning at an iron rod set at the southeast corner of the intersection of Ridgewood Road (50' R.O.W.), and Greenbrier Road (50' R.O.W.), said rod being the northwest corner of said Jones property and the northwest corner of the herein described tract;

Thence, following the south margin of Ridgewood Road South 88 degrees 17 minutes 45 seconds East, a distance of 302.83 feet to a point at the intersection of the centerline of Sulphur Branch and said south margin;

Thence, following the centerline of Sulphur Branch South 21 degrees 22 minutes 32 seconds East, a distance of 25.31 feet to a point;

Thence, South 46 degrees 33 minutes 53 seconds East, a distance of 47.93 feet to a point;

Thence, South 10 degrees 04 minutes 53 seconds East, a distance of 152.29 feet to a point;

Thence, South 81 degrees 16 minutes 40 seconds East, a distance of 28.95 feet to a point;

Thence, South 02 degrees 37 minutes 33 seconds East, a distance of 223.70 feet to a point;

Thence, South 20 degrees 35 minutes 15 seconds East, a distance of 63.02 feet to a point;

Thence, leaving said centerline and following a new line North 88 degrees 17 minutes 45 seconds West, a distance of 549.20 feet to an iron rod found on the east margin of Greenbrier Road;

Thence, following said east margin North 13 degrees 01 minutes 53 seconds East, a distance of 22.17 feet;

Thence, North 11 degrees 28 minutes 06 seconds East, a distance of 136.97 feet;

Thence, North 12 degrees 25 minutes 56 seconds East, a distance of 170.01 feet;

Thence, North 14 degrees 54 minutes 32 seconds East, a distance of 93.59 feet;

Thence, North 16 degrees 21 minutes 47 seconds East, a distance of 76.80 feet to the Point of Beginning.

Containing 5.01 acres or 218,257 square feet according to survey by Q. Scott Pulliam, RLS, TNRLS #2346 dated 4-14-2023.

Being the northern 5.01-acre portion of the property conveyed to John T. & Paula F. Jones, as of record in Instrument Number 20221024-0115267, in the Register's Office of Davidson County, Tennessee.

Property is subject to such limitations, restrictions, encumbrances, and easements, as may affect the premises.

0.73, Map&Parcel: 00500001200

Tract No. 2: Designated as Tract No. 5 on a survey by Kessinger & Associates, Engineers, dated April 10, 1979, described as follows: Beginning at the intersection of the North margin of Ridgewood Road and the centerline of Sulphur Branch, a corner to Buford Knight, the southeast corner of this tract and continuing as follows: S 88 deg. 25' 09" W 263.12 feet to the intersection of the North margin of Ridgewood Road and the East margin of Greenbrier Road; thence with the East margin of Greenbrier Road as follows; N 18 deg. 37' 46" E, 55.00 feet; thence N 20 deg. 48' 13" E, 154.81 feet to the intersection of the centerline of Sulphur Branch and the East margin of Greenbrier Road; thence with the center of Sulphur Branch as follows; S 63 deg. 42' 06" E, 111.96 feet; thence S 42 deg. 12' 16" E, 77.89 feet; thence S 24 deg. 39' 37" E 90.53 feet to the point of beginning containing 0.73 acres, more or less.

Being part of the same property conveyed to John T. Jones and Paula F. Jones, husband and wife, by deed from Ronald Wade Nicholson, an unmarried man, of record in Instrument No. 20221024-0115267, dated October 21, 2022, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and paid.

unimproved ☒
This is improved ☐ property, known as 5.01 Acres & 0.73 Acres Ridgewood Road, Joelton, TN 37080
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness our hands this 29th day of September, 2023.

John T. Jones

Paula F. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Jones and Paula F. Jones, 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.

Witness my hand and official seal this, 29th day of September, 2023.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Julia Wyatt, 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 September 29, 2023.

(AFFIANT) – Julia Wyatt

09/29/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 29th day of September, 2023.

My commission expires: 2-3-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON