Karen Johnson Davidson County
Batch# 1056836 DEEDWARR
10/03/2023 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $329.30
20231003-0077757

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00.

Affiant

KELLY SLAGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2023.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G23-19699

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Samuel K. Emil (NAME)	Resanant Bank (NAME)	41-35
6617 West Gatehouse Lane (STREET ADDRESS)	1820 West End Avenue (STREET ADDRESS)	
Las Vegas, NV 89108 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jeff Niblock, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel K. Emil, a single man,** 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:

Located on the Westerly margin of Brick Church Pike South of Old Hickory Boulevard and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., Williams C. Cockrill, Tenn, R.L.S. No. 1401, dated January 16, 1997, as follows:

Beginning at an iron pin in the Westerly margin of Brick Church Pike, said pin being the Northeast corner of Lot No. 2 of Bozeman Subdivision of record in Book 9700, Page 287, R.O.D.C.; thence leaving said margin, with the North line of said Lot No. 2, North 87 degrees 16' 00" West, 729.13 feet to an iron pin; thence, with the West line of Lot No. 2, South 02 degrees 44' 00" West, 303.73 feet to an iron pin in the North line of Skyline Subdivision, Section Two of record in Book 3700, Page 46, R.O.D.C.: thence, with said Skyline Subdivision, North 87 degrees 16' 00", 805.00 feet to an iron pin; thence, leaving said subdivision, North 02 degrees 25' 32" East, 400.00 feet to an iron pin, thence, South 87 degrees 16' 00" East, 1519.80 feet to an iron pin in the Westerly margin of Brick Church Pike; thence, with said margin and a curve concave to the west having a central angle of 10 degrees 24' 52", a radius of 539.00 feet and a chord of South 06 degrees 58' 56" East, 97.66 feet for an arc length of 97.79 feet to the point of beginning, containing 391,958 square feet or 9.00 acres, more or less.

Less and except that portion conveyed in Warranty Deed recorded May 22, 1997 in Book 10463, Page 726, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeff Niblock by Deed dated August 6, 2018 from Henry Walia, a single man, recorded August 28 in instrument number 20180828-0085092, 2018, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as 4080 Brick Church Pike, Nashville, TN 37207.

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. Whenever 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/our hand(s) this 29th day of September, 2023.

Jeff Niblock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2023, before me personally appeared Jeff Niblock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2023.

D. ODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 9/29/23 (date of document).

Affiant Signature

10/3/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 3 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY