WARRANTY DEED

Karen Johnson Davidson County
Batch# 1060266 DEEDWARR
10/13/2023 08:59:30 AM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20231013-0080191

File No. LH-23-5404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Electric Service Attn: Accounts Payable	Same as New Owner	183-00-0-167.00 &
(NAME) 1214 Church Street	(NAME)	183-00-0-160.00
(ADDRESS) Nashville, TN 37246	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Allen Agnew and Heidi Agnew, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE "EXHIBIT A" ATTACHED HERETO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, 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 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 my/our hand this 11th day of October, 2023.

Allen Agnew

Heidi Agnew

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of October, 2023, before me personally appeared Allen Agnew and Heidi Agnew, 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 11th day of October, 2023.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

EXHIBIT A

Parcel 1: Map/Parcel 183-00-0-167.00

Land in Davidson County, Tennessee, being Tract 14B on the Final Subdivision Plan of "Re-Subdivision of Tract 14, Jennings Property", recorded in Plat Book 7900, Page 824, as corrected in Instrument Number 20080918-0095166, Registers Office for Davidson County, Tennessee.

Beginning at an iron rod on the Easterly right-of-way of Burkett Road, said point being the Southwesterly corner of John W. Vaughn, said point also being the Northwesterly corner of subject tract; thence with the Vaughn Property, South 84 degrees 00 minutes 02 seconds East, 382.15 feet to an iron rod; thence South 5 degrees 59 minutes 57 seconds West, 476.60 feet to an iron rod; thence with the property of the Metropolitan Government of Nashville and Davidson County, North 88 degrees 05 minutes 29 seconds West, 9.94 feet to an iron rod; thence North 85 degrees 57 minutes 55 seconds West, 296.68 feet to an iron rod; thence with property of James L. Heard, North 22 degrees 59 minutes 11 seconds West, 192.98 feet to an iron rod on the Easterly right-of-way of Burkett Road; thence with said right-of-way, North 9 degrees 11 minutes 38 seconds East, 319.17 feet to the point of beginning and containing 4.19 acres according to a survey made by R.L. Spears, Tennessee License No. 126, dated November 3, 1994.

Parcel 2: Map/Parcel 183-00-0-160.00

Land in Davidson County, Tennessee being described as follows: Beginning at an iron rod located at the Northerly property line of Cain Ridge Park, thence South 67 degrees 23 minutes 29 seconds West following the property line of Cain Ridge Park a distance of 110 feet more or less, thence North 7 degrees 32 minutes 58 seconds East following Burkett Road right of way a distance of 209 feet more or less to an iron rod, thence South 22 degrees 59 minutes 11 seconds East following the property line of Woodbine Baptist Church a distance of 192.98 feet to the beginning and containing 0.25 acres, more or less.

Being the same property conveyed to Shehla Khan by Warranty Deed from Woodbine Baptist Church of record in Instrument No. 20131104-0114173, Register's Office for Davidson County, Tennessee, dated October 04, 2013 and recorded on November 04, 2013. The subject property was subsequently sold in a tax sale as evidenced by Report of Sale in Instrument No. 20161219-0133055, as to Tract 1, and Instrument No. 20170725-0075105, Register's Office for Davidson County, Tennessee, as to Tract 2.

Being the same property conveyed to David Pritchard by Final Decree Confirming Sale from the Clerk & Master for the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20170308-0022979, Register's Office for Davidson County, Tennessee, dated February 03, 2017 and recorded on March 08, 2017, as to Tract 1.

Being the same property conveyed to David Pritchard by Final Decree Confirming Sale from the Clerk & Master for the Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20171017-0106378, Register's Office for Davidson County, Tennessee, dated September 08, 2017 and recorded on October 17, 2017, as to Tract 2.

The said David Pritchard died testate on September 19, 2018, and by his Last Will and Testament filed as Probate Docket No. 18-1830 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, instructed that all real property owned by him at the time of his death be deemed as personal property and subject to sale by his Executor. Under the terms of said will, Susan Pritchard, was appointed as the Executor of the estate, with full power and authority to sell the subject property without joinder of any beneficiary, for the purpose of facilitating the distribution of the estate to the beneficiaries named in said will.

Being the same property conveyed to Allen Agnew and Heidi Agnew from Susan Pritchard, The Executor of The Estate of David Pritchard, of record in Instrument No. 20210510-0062122, Register's Office for Davidson County, Tennessee, dated May 5, 2021 and recorded on May 10, 2021. As to Tract 1 and 2.

This is property more commonly known as:
6211 & 6231 Burkitt Road, Antioch, TN 37013.

Certificate of Authenticity

I, Leslie G. Hayes, 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 **10/11/2023**.

Date

Affiant Signature

10/12/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **12th** day of **October**, 20**23**.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)