Karen Johnson Davidson County
Batch# 1062576 DEEDWARR
10/18/2023 04:09:30 PM 4 pgs
Fees: $23.00 Taxes: $647.50
20231018-0081845

ADDRESS NEW OWNER AS:
Nathan Ho-Yin Tse and Krystal Dawn Douglas
1109 Woodland St. #60192
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map/Group 009-00-0
Parcel 251.00

THIS DEED OF CONVEYANCE, executed and delivered by **Ciara Properties, a Tennessee General Partnership consisting of John R. Sherrod, III, Middle Tennessee Services, Inc., a Tennessee Corporation and Ciara Sherrod, as its sole general partners**, hereinafter called the Grantor, to **NATHAN HO-YIN TSE** and **KRYSTAL DAWN DOUGLAS**, as tenants in common, with right of survivorship, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron pin (new), in the southeasterly margin of Greenbrier Road, said iron pin being located from an iron pin (new), in the southeasterly margin of said road, the northwest corner of a tract of land which belongs to Ronnie L. Buck, having a deed reference in Deed Book 4835, Page 248, RODCT; N 33°04'38" E, 217.84; thence, N 35°06'13" E, 175.04 feet, to the point of beginning, the southwest corner of this tract, and continuing with the southwesterly margin of said road, as follows: with a curve to the right, having a radius of 2475.00 feet, an arc distance of 410.43 feet, and a chord bearing and distance of N 41°52'51" E, 409.96 feet to an iron pin (new); thence, N 46°37'53" E, 110.72 feet to an iron pin (new); thence with a curve to the left, having a radius of 325.00 feet, an arc distance of 28.57 feet, and a chord bearing and distance of N 44°06'49" E, 28.56 feet to an iron pin (new), in the southeasterly margin of Greenbrier Road; thence with a curve to the right, having a radius of 25.00 feet, an arc distance of 37.03 feet, and a chord bearing and distance of N 84°01'31" E, 33.73 feet to an iron pin (new) in the westerly margin of Wilkinson Road; thence with the westerly margin of Wilkinson Road, as follows: S 53°32'42" E, 5.47 feet to an iron pin (new); thence with a curve to the right, having a radius of 190.00 feet, an arc distance of 150.70 feet, and a chord bearing and distance of S 30°49'19" E, 146.78 feet to an iron pin (new); thence, S 08°05'57" E, 309.74 feet to an iron pin (new); thence with a curve to the left, having a radius of 325.00 feet, an arc distance of 290.47 feet, and a chord bearing and distance of S 33°42'11" E, 280.90 feet to an iron pin (new), in the southerly margin of Wilkinson Road, a corner of a tract of land which belongs to Buford Towns, having a deed reference in Deed Book 1309, Page 602, RODCT; thence with the boundary of said tract of land which belongs to Buford Towns, as follows: N 80°30'24" W, 214.35 feet to an iron pin (new); thence, S 30°30'24" E, 202.67 feet to an iron pin (new); thence, S 55°56'26" W, 253.94 feet to an iron pin (new), in the westerly boundary of said tract of land which belongs to Buford Towns; thence with a new line, N 33°58'23" W, 658.20 feet to the point of beginning, containing 7.30 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway #41 North, Springfield, Tennessee 37172, dated February 25, 2019.

Being the same property conveyed to Ciara Properties, a Tennessee General Partnership, by deed from the Estate of Ruth Virginia Dickerson, dated August 9, 2019, of record in Instrument No. 20198014-

0081306, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns.

The Grantor further covenants with the Grantees, survivor and assigns, that it has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees that it will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set its signatures on the dates indicated in the notary acknowledgements below.

Ciara Properties, a Tennessee General Partnership

By: _____
John R. Sherrod, III, General Partner

By: _____
Middle Tennessee Services, Inc.,
General Partner
By: John R. Sherrod, III
Its: President

By: _____
Ciara Sherrod, General Partner

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **John R. Sherrod, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of CIARA Properties, the within named bargainor, a Tennessee General Partnership, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such General Partner.

Witness my hand and official seal of office, this the 18th day of October, 2023.

My Commission Expires: _____

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 26, 2025

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **John R. Sherrod, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a President of Middle Tennessee Services, Inc., which Corporation is a General Partner of Ciara Properties, the within named bargainor, a Tennessee General Partnership, and that he as such President of Middle Tennessee Services, Inc., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation, as General Partner, by himself as such President.

Witness my hand and official seal of office, this the 18th day of October, 2023.

My Commission Expires: _____ Notary Public

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Ciara Sherrod,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a General Partner of CIARA Properties, the within named bargainor, a Tennessee General Partnership, and that she as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as such General Partner.

Witness my hand and official seal of office, this the 18th day of October, 2023.

My Commission Expires: _____ Notary Public

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$175,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 18th day of October, 2023.

My Commission Expires: _____ NOTARY PUBLIC/Register

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

Certificate of Authenticity

I, Gary L. Pillitteri, 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 October 18, 2023.

Date

Affiant Signature

10/18/2023

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 18th day of October, 2023.

Notary's Signature

My Commission Expires: 2-24-2024

Date

Notary's Seal (if on paper)

RHONDA BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY