Send Tax Bills To:
Indian Creek Hunt & Timber Club LLC
1901 21ST AVE S
NASHVILLE, TN 37212

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Indian Creek Hunt & Timber Club LLC
7828 Old Charlotte Pike
Nashville, TN 37209

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1064761 DEEDWARR
10/25/2023 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $3,737.00
20231025-0083657

Map & Parcel No: 113-00-0-014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE MILLION TEN THOUSAND AND 00/100 (1,010,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Linda S. Dowdy, unmarried** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Indian Creek Hunt & Timber Club LLC, a Limited Liability Company,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 8th formerly 12th Civil District of Davidson County, Tennessee and being described according to a survey of parts of the Dave E. Sams Property by George W. Watkins, Surveyor, Dated May 20, 1972 as follows:

BEGINNING at an iron pin in the westerly boundary of property conveyed to Ewell Harris Daniels and wife, Frances W. Daniels, by Deed from Dave W. Sams, et ux, of record in Book 3888, Page 281, said Register's Office; thence with the said Daniels Boundary N. 25 Deg. 09' E 62.6 feet to an Elm Stump; thence continuing with the said Daniels Boundary, N. 11 deg. 00' E 958.9 feet to a point, the northwesterly corner of the said Daniels Property; thence N. 38 deg. W 380 feet to a point; thence N. 25 deg. W. 396 feet to a point; thence S. 75 deg. W. 353 feet to a point; thence N. 67 deg. W 660 feet to a point; thence N. 82 deg. W 330 feet to a point; thence S 61 deg. W 264 feet to a point; thence N. 70 deg. W 246 feet; thence S 26 deg. W 800 feet, more or less, to a point, the northwest corner of the Joyce Tipton Property; thence with the northerly boundary of the said Joyce Tipton Property S 64 deg. 30' E 1750 feet, more or less, to a point; thence continuing with the northerly boundary of the Joyce Tipton Property S. 58 deg. 49' E 247 feet to a point; thence with the said Tipton's Boundary S. 54 deg. 29' E. 301.7 feet to an iron pin in the center of a branch, the southwesterly corner of the Blankenship Property; thence with the westerly boundary of the Blankenship Property N. 30 deg. 25' E. 67.5 feet to an iron pin; thence continuing with the Blankenship Boundary N. 41 deg. E. 40 feet to an iron pin; thence continuing with the Blankenship Boundary N. 26 deg. 50' E. 73 feet to an iron pin; thence with the northerly boundary of the Blankenship Property S. 62 deg. 45' E 175 feet to the point of beginning.

Being the same property conveyed to Linda S. Dowdy, unmarried (f/k/a Linda Johnston & Linda Johnston Sylvis) by Quitclaim Deed dated February 13, 1998 from Ray Dowdy, unmarried, recorded March 2, 1998, in Book 10816, Page 928, in the Official Records of Davidson County, Tennessee.

This is IMPROVED land known as 7828 Old Charlotte Pike, Nashville, TN 37209.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of October, 2023 .

Linda S. Dowdy

STATE OF TENNESSEE
COUNTY OF Wilson

On this 19th day of October, 2023, before me personally appeared Linda S. Dowdy, 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 19th day of October, 2023.

Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 1,010,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 19th day of October, 2023.

Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

Tennessee Certification of Electronic Document

I, Mallory Hoffman, 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 19, 2023. (Date of document)

Mallory Hoffman
Affiant Signature

10/25/23
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 25th day of October, 2023.

Danielle Imbaratto
Notary signature



My commission expires: