Karen Johnson Davidson County
Batch# 1065929 DEEDWARRSP
10/30/2023 08:44:30 AM 7 pgs
Fees: $38.00 Taxes: $1,110.00
20231030-0084396

This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: William W. Burton, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Numbers:
302 Springcrest Drive Akron, Ohio 44333 Attn: Hillary Altaqi & Garrett Forrest Evans	Same as New Owner Address.	028-00-0-001.00 028-00-0-189.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **BARBARA LEE BURNS SNELL LIVING TRUST** (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **HILLARY SUSANNE HOLT ALTAQI** and **GARRETT FORREST EVANS**, as individuals (collectively, hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of unimproved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property to said Grantee, its heirs and assigns, against all persons claiming under Grantor.

[*Signatures Commence on Following Page*]

Witness my hand this 27 day of October, 2023.

BARBARA LEE BURNS SNELL LIVING TRUST

By: Barbara Lee Burns Snell
Name: Barbara Lee Burns Snell
Its: Trustee & Settlor

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named Barbara Lee Burns Snell, the Trustee & Settlor of the Barbara Lee Burns Snell Living Trust, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the foregoing instrument for the purposes therein expressed and contained.

Witness my hand and official seal, at office located in Nashville, TN this 25 day of October, 2023.

My Commission Expires:
9-8-25

Samantha Birdsall
Notary Public

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $300,000.00.

Affiant

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

Samantha Birdsall
NOTARY PUBLIC

My Commission Expires: 9-8-25

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

EXHIBIT "A"

Legal Description of the Property

Lying and being situated in the First Council District of the metropolitan government of the City of Nashville and Davidson County, Tennessee; located at the west end of Ridge Hill Drive, and being more particularly described as follows:

Beginning at the Southwest corner of the Lands of Nathan Beasley as described in Document Number 20220324-0034184 in the Davidson County Register's Office, said Southwest corner being marked by a found 1/2 inch rebar on the north side of Ridge Hill Drive, and being the Southeast corner of the property being described; thence leaving said Lands of Beasley along new lines through the Lands of the Barbara Lee Burns Snell Living Trust as described in Document Number 20010223-0017122 in said Register's Office the following courses: North 46°46'28" West 18.94 feet to a set railroad spike at the Northeast corner of the ingress/egress easement as described in Document Number 20040621-0072876 in said Register's Office; along the northerly line of said easement, along the arc of a curve to the right having a radius of 545.10 feet through a central angle of 60°55'07" for an arc length of 579.57 feet with a cord bearing and distance of North 47°02'30" West 552.65 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893 at the end of said northerly line; leaving said easement, North 4°50'23" West 90.64 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893; North 0°47'34" East 219.75 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893; North 5°20'06" West 109.59 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893; North 20°35'41" East 285.64 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893; North 24°41'49" East 232.16 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893; and North 23°35'27" West 710.94 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893 on the southwest line of the Lands of the Barbara Lee Burns Snell Living Trust as described in Document Number 20170424-0039836 in said Register's Office; thence along said southwest line, North 50°41'02" West 39.55 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893, North 3°07'39" East 84.81 feet to a set railroad spike, North 25°47'16" West 195.90 feet to a found 1/4 inch rebar, North 27°36'57" West 205.54 feet to a found 1/2 inch rebar, North 35°39'52" West 203.55 feet to a found 1/4 inch rebar, and North 30°09'41" West 210.96 feet to a found 1/4 inch rebar at an exterior corner on the south line of the Lands of Hillary Susanne Holt Evans Altaqi and Garrett Forrest Evans as described in Document Number 20171215-0127981 in said Register's Office; thence along the south line of said Lands of Altaqi, North 83°11'56" East 219.72 feet to a found 1/2 inch rebar, North 22°40'46" East 61.88 feet to a found 1/2 inch rebar, North 74°59'16" East 114.55 feet to a found 1/2 inch rebar, North 67°55'06" East 115.79 feet to a found 5/8 inch rebar, North 67°02'34" East 219.38 feet to a found 1/2 inch rebar, North 72°23'59" East 205.04 feet to a found 1/2 inch rebar, North 71°27'43" East 178.68 feet to a found 1/2 inch rebar, and North 67°07'33" East 265.39 feet to a found 3/4 inch iron pipe on the west line of the Lands of the Curtis Family Trust as described in Document Number 20070620-0073714 in said Register's Office; thence leaving said Lands of Altaqi along the west line of said Lands of Curtis, South 7°20'12" West 1,210.83 feet to a found 1½ inch iron pipe by a rock at the Northwest corner of said Lands of Beasley; thence leaving said Lands of Curtis along the west line of said Lands of Beasley, South 4°41'20" West 2,024.31 feet to the point of beginning, containing 42.87 acres.

The above description was prepared from a survey completed on October 10, 2023 by Shon S. Keeton, R.L.S. 2893, of Fairview, Tennessee. Bearings are based upon the Tennessee State Plane Coordinate System, referenced to the North American Datum of 1983 (NAD83).

Being part of the same property conveyed to BARBARA LEE BURNS SNELL LIVING TRUST by quitclaim deed of record in Instrument No. 20010223-0017122, Register's Office for Davidson County, Tennessee, and in Record Book 529, Page 892, dated February 23, 2001, Register's Office for Cheatham

County, Tennessee, and in Instrument No. 20170424-0039839, dated April 24, 2017, Register's Office for Davidson County, Tennessee.

TOGETHER WITH an access and utility easement, being more particularly described as follows: Beginning at the Southwest corner of the Lands of Nathan Beasley as described in Document Number 20220324-0034184 in the Davidson County Register's Office, said Southwest corner being marked by a found 1/2 inch rebar on the north side of Ridge Hill Drive, and being the Northeast corner of the easement being described; thence leaving said Lands of Beasley and crossing said Ridge Hill Drive, South 24°28'49" West 41.17 feet to a found 5/8 inch rebar with cap stamped RLS 1710 at the Northeast corner of Tract 1 of the Lands of the Barbara Lee Burns Snell Living Trust as described in Document Number 20040621-0072876 in said Register's Office; thence along the north line of said Tract 1, along the arc of a curve to the right having a radius of 595.10 feet through a central angle of 4°48'50" for an arc length of 50.00 feet with a cord bearing and distance of North 75°50'20" West 49.99 feet; thence leaving said Tract 1 going through the Lands of the Barbara Lee Burns Snell Living Trust as described in Document Number 20010223-0017122 in said Register's Office the following courses: North 16°34'05" East 50.00 feet; along the arc of a curve to the left having a radius of 545.10 feet through a central angle of 4°04'08" for an arc length of 38.71 feet with a cord bearing and distance of South 75°27'59" East 38.70 feet to a set railroad spike; and South 46°46'28" East 18.94 feet to the point of beginning, containing 0.06 acres.

EXHIBIT "B"

Permitted Exceptions

1. Application for Greenbelt Assessment of record as Instrument No. 20180302-0019947, and in Book 532, page 30, said Register's Office.

2. A 20-foot easement of record in Deed Book 360, Page 389, Register's Office for Cheatham County, Tennessee.

3. A 20-foot easement of record in Deed Book 392, Page 820, Register's Office for Cheatham County, Tennessee.

4. A 50 and 20 foot shared easement for ingress and egress of record in Instrument No. 20170424-0039836, Register's Office for Davidson County, Tennessee.

5. A 50 foot easement for ingress/egress as set forth in Record Book 429, Page 263, Record Book 522, Page 11, and in Record Book 528, Page 591, Register's Office for Cheatham County, Tennessee.

6. Easement for the flow of the water of Marrowbone Creek and the rights of the public therein.

7. Rights of upper and lower riparian owners to the flow of the water of Marrowbone Creek, free from diminution or pollution.

8. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Marrowbone Creek.

Certificate of Authenticity

I, Lisa Farris, do hereby make oath that I am a licensed attorney and/or 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 10-27-23 2023.
Date

Lisa Farris
Affiant Signature

10-27-2023
Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27 day of October, 2023.

Danielle Dunn
Notary's Signature

My Commission Expires: May 5, 2025
Date

Notary Seal (if on paper)

