Karen Johnson Davidson County
Batch# 1083446 DEEDWARR
12/18/2023 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20231218-0097524

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-27

Kevin D. Lilley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December 2023.

Karla K. Lilley
Notary Public

MY COMMISSION EXPIRES: 10/05/2027
(AFFIX SEAL)

File #23-TC-8515-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John S. Beeson	**NEW OWNER**	
(NAME) **1020 West Loop North, Ste. 200**	(NAME)	**077 00 0 088.00**
(ADDRESS) Houston, TX 77055	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRADLEY BELANGER AND MONICA BELANGER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN S. BEESON, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:

Being a parcel of land in the 35th Council District of Nashville, Davidson County, Tennessee. Bounded on the North by the center of Cub Creek Road. Bounded on the South by the center of Cub Creek and being more particularly described as follows:

Beginning at a point in the center of Cub Creek Road, said point being 389.26 feet from the Northwest corner of the parent tract and being the Northwest corner of the tract herein describe; Thence, with the center of Cub Creek Road, North 55 degrees 16 minutes 17 seconds East 101.07 feet; Thence, leaving said center on a common line with the Anton and Magdalena Marciuc property as of record in Inst. No. 200712170144445-R.O.D.C., TN. South 34 degrees 54 minutes 21 seconds East 475.57 feet to a point in the center of Cub Creek; Thence, with the center of Cub Creek, South 26 degrees 33 minutes 34 seconds West 4.81 feet; Thence, South 39 degrees 25 minutes 22 seconds West 43.95 feet; Thence, South 58 degrees 55 minutes 11 seconds West 45.62 feet; Thence, leaving the center of Cub Creek, North 35 degrees 57 minutes 53 seconds West 487.09 feet to the point of beginning. Containing 46916 square feet or 1.08 acres, more or less.

Tract 2:

Being a parcel of land in the 35th Council District of Nashville, Davidson County, Tennessee. Bounded on the North by the center of Cub Creek and being more particularly described as follows:

Beginning at a point in the center of Cub Creek, said point being the Southwest corner of the Anton and Magdalena Marciuc Property as of record in Instrument Number 200712170144445 R.O.D.C., TN and being the Northwest corner of the tract herein described; Thence, with the Anton and Magdalena Marciuc property as of record in Instrument Number 200712170144445 R.O.D.C., TN. The William M. Miller, et al property as of record

in Deed Book 3763, Page 241 R.O.D.C., TN. The Monica Yvonne Anderson property as of record in Instrument Number 201108290066591- R.O.D.C., TN. And the Paul Hannah, et al property as of record in Deed Book 4287, Page 612-R.O.D.C., TN. And the center of Cub Creek the following calls:
Thence, North 26 degrees 33 minutes 34 seconds East 224.09 feet;
thence, North 50 degrees 59 minutes 44 seconds East 40.64 feet;
thence, North 87 degrees 19 minutes 54 seconds East 34.86 feet;
thence, South 87 degrees 58 minutes 40 seconds East 64.95 feet;
thence, North 56 degrees 16 minutes 40 seconds East 42.57 feet;
thence, South 77 degrees 27 minutes 06 seconds East 68.75 feet;
thence, North 62 degrees 22 minutes 10 seconds East 105.24 feet;
thence, North 14 degrees 46 minutes 04 seconds East 133.09 feet;
thence, North 55 degrees 56 minutes 42 seconds East 27.88 feet;
thence, North 70 degrees 31 minutes 52 seconds East 41.47 feet;
thence, North 58 degrees 56 minutes 01 seconds East 41.08 feet;
thence, North 13 degrees 58 minutes 26 seconds East 45.19 feet;
thence, North 12 degrees 55 minutes 27 seconds West 37.01 feet;
thence, North 47 degrees 38 minutes 19 seconds East 67.23 feet;
thence, North 78 degrees 42 minutes 41 seconds East 100.58 feet;
thence, North 38 degrees 40 minutes 30 seconds East 80.79 feet;
thence, North 37 degrees 04 minutes 49 seconds East 153.17 feet;
Thence, leaving Cub Creek, a common line with the Rod E. and Boone Bill Wilkins property as of record in Instrument Number 201612290136921-R.O.D.C., TN. South 82 degrees 39 minutes 40 seconds East 357.67 feet; Thence, South 76 degrees 11 minutes 02 seconds East 160.16 feet; thence, South 28 degrees 19 minutes 02 seconds East 261.19 feet; thence, South 14 degrees 31 minutes 48 seconds West 460.75 feet; thence, South 11 degrees 06 minutes 32 seconds East 92.73 feet; thence, South 19 degrees 29 minutes 42 seconds East 128.35 feet; thence, South 19 degrees 27 minutes 54 seconds East 30.70 feet; thence, South 31 degrees 36 minutes 16 seconds East 233.64 feet; thence, with the Hans J. Vorbusch property as of record in Instrument Number 201204100030574-R.O.D.C., TN. South 13 degrees 01 minutes 35 seconds East 97.02 feet; Thence, South 01 degrees 50 minutes 29 seconds East 150.38 feet; thence, South 04 degrees 30 minutes 39 seconds East 106.61 feet; thence, South 18 degrees 18 minutes 46 seconds West 72.70 feet; thence, South 63 degrees 22 minutes 08 seconds West 264.09 feet; thence, South 70 degrees 53 minutes 51 seconds West 100.00 feet; thence, South 77 degrees 08 minutes 51 seconds West 120.00 feet; thence, South 82 degrees 23 minutes 51 seconds West 176.59 feet; Thence, a common line with the Sherry I. Edwards property as of record in Deed Book 7760, Page 45-R.O.D.C., TN. North 64 degrees 14 minutes 10 seconds West 638.68 feet; Thence, on a new line, North 25 degrees 45 minutes 50 seconds East 617.02 feet; thence, North 31 degrees 57 minutes 00 seconds West 158.63 feet; thence, North 55 degrees 59 minutes 41 seconds West 332.63 feet; thence, South 52 degrees 37 minutes 20 seconds West 398.40 feet; thence, North 35 degrees 57 minutes 53 seconds West 67.77 feet to a point in the center of Cub Creek; thence, with said center of Cub Creek, North 58 degrees 55 minutes 11 seconds East 45.62 feet; thence, North 39 degrees 25 minutes 22 seconds East 43.95 feet; thence, North 26 degrees 33 minutes 34 seconds East 4.81 feet to the point of beginning. Containing 1,695,484 square feet or 38.92 acres, more or less.

Being the same property conveyed to Bradley Belanger and Monica Belanger, husband and wife, as tenants by the entirety, by Warranty Deed from Gregory Michael Galdino, a married person, of record in Instrument No. 20220902-0099266, in the Register's Office of Davidson County, Tennessee, dated August 31, 2022 and recorded on September 02, 2022.

This conveyance is subject to:
* 2023 Taxes, a lien now due and payable.
* Driveway Agreement as set forth in instrument recorded in Book 5802, Page 951.
* Application for Greenbelt Assessment recorded in Instrument No(s). 20121031-0099979; 20200106-0001532; 20220218-0019161 and 20230210-0009828.
* Rights of the public to the use of that part of the land described herein within the bounds of Cub Creek road.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is __X_ **unimproved** _____ **improved** property known as: **8515 Cub Creek Road, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 14th day of December, 2023.

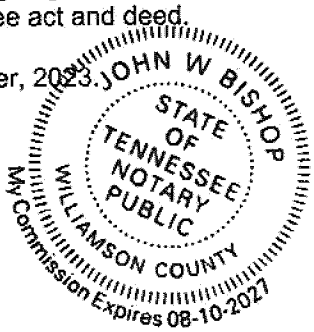
Bradley Belanger

Monica Belanger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2023, before me personally appeared Bradley Belanger, 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 14th day of December, 2023.

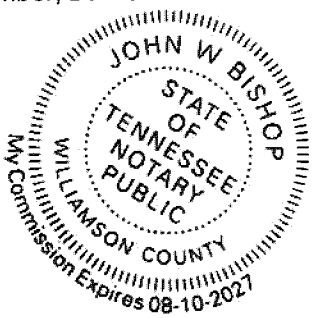


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2023, before me personally appeared Monica Belanger, 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 14th day of December, 2023.



Notary Signature
My commission expires:

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Kayla Lutley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 12.14.2023 (date of document).

Affiant Signature

12.14.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 14TH day of DECEMBER, 2023.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25