Karen Johnson Davidson County
Batch# 1083940 DEEDWARR
12/19/2023 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20231219-0097927

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Dr., Nashville, TN 37217

File No.: 22-0789

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
CSJ & Associates, L.L.C.	NEW OWNER	Map: 12100026000
(NAME) 514 US Hwy 43 South	(NAME)	
(ADDRESS) Tuscumbia, AL 35674	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

NANCY B. NELMS, MARRIED,

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

CSJ & ASSOCIATES, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the County of Davidson, State of Tennessee, described as follows, to-wit:

TRACT NO. 1 of the survey referenced herein: Land located in the Second Councilmanic District of Davidson County, Tennessee, beginning at a point in the South margin of Couchville Pike, said point of beginning being located 25 feet from the centerline and being the Northwest corner of the herein described tract and being the Northeast corner on the James Haley property of record in Book 5058, Page 717, Register's Office for Davidson County, Tennessee; thence with the South margin of Couchville Pike North 89 degrees 14 minutes 31 seconds East 99.45 feet to a point; thence North 82 degrees 35 minutes 43 seconds East 39.81 feet to a point, said point being the Northeast corner of the herein described tract; thence leaving Couchville Pike and running with the dividing line between Tract 1 and 2 South 13 degrees 06 minutes 40 seconds east 1600.06 feet to a point in the center of a twenty foot wide alley, said point being the Southeast corner of the herein described tract and also being the Southwest corner of Tract No. 2 and also being a point in the North property line of the Richard Joe Casey property of record in Book 8129, Page 980, Register's Office for Davidson County, Tennessee; thence with the centerline of said alley and the North line of Casey South 76 degrees 18 minutes 17 seconds West 164.63 feet to a point, said point being the Southwest corner of the herein described tract and also being the Southeast corner of the Walter L. Baggett (Eva Baggett Scott) property of record in Book 4876, Page 185, Register's Office for Davidson County, Tennessee; thence with the fence line and the East property line of Baggett (Scott) North 13 degrees 56 minutes 32 seconds West 784.20 feet to an iron pin in a fence corner, said pin being the Northeast corner of the Baggett (Scott) property and also being the Southeast corner of the James Haley property of record in Book 5058, Page 717, Register's Office for Davidson County, Tennessee; thence continuing with the fence line and Haley's East property line North 13 degrees 03 minutes 22 seconds West 344.69 feet to a point; thence North 08 degrees 38 minutes 48 seconds West 499.69 feet to the point of beginning, containing 6.20 acres, more or less, as surveyed by J. Bruce

Rainey, R. L. S. Tennessee No. 823, Bruce Rainey & Associates, 116 Maple Row Boulevard, Hendersonville, Tennessee 37075, and according to his survey dated May 7, 1992, Job No: 920177.

Included but specifically excluded in the above described tract condemned and vested in the State of Tennessee by Amended Consent Order and Final Decree of record in Instrument No. 20101210-0098689, said Register's Office, and described as follows:

PARCEL 1- Beginning at a point on the existing south margin of Couchville Pike, said point being 30.00 feet right of proposed centerline station 193+42.20; thence with said existing margin (1) with a curve left and easterly 135 feet more or less, (2) southerly 12 feet more or less; thence with the west boundary of the Duke-Weeks Realty L. P. property (Tract 23) south 07 degrees 48 minutes 39 seconds West 323 feet more or less; thence with the proposed southeast margin of the controlled access of State Route 255 southwesterly 252 feet more or less; thence with the southeast boundary of the James Haley and wife property (Tract 21) (1) North 07 degrees 51 minutes 46 seconds East 40 feet more or less, (2) North 12 degrees 16 minutes 24 seconds East 492.65 feet to the point of beginning.

PARCEL 2 - Beginning at a point on the west boundary of the Duke-Weeks Realty, L. P. property (Tract 23), said point being 82.19 feet right of proposed centerline station 58+40.94 (Relocated Reynolds Road); thence with the proposed south margin of Relocated Reynolds Road (1) south 77 degrees 01 minutes 31 seconds West 122.77 feet, (2) South 75 degrees 21 minutes 31 seconds West 66.14 feet; thence with the east boundary of the James Haley and wife property (Tract 21) North 07 degrees 51 minutes 46 seconds East 155 feet more or less; thence with the proposed southeast margin of the controlled access of State Route 255 northeasterly 252 feet more or less; thence with the west boundary of the Duke-Weeks Realty, L. P. property (Tract 23) South 07 degrees 48 minutes 39 seconds West 262 feet more or less to the point of beginning.

Being the same property conveyed to Nancy B. Nelms, married, by Quitclaim Deed from E. Keith Uselton, as Successor Trustee of The Barrett Joint Revocable Living Trust Agreement U/A/D May 30, 1996, and as Personal Representative for The Estate of Rachel S. Barrett and William Kenneth Nelms, III, individually, of record in Instrument No. 20211222-0168902, dated November 21, 2021, Register's Office for said County. Also see Estate of Rachel S. Barrett, Docket #07P1828, Quitclaim Deed of record in Book 10103, Page 437, and Warranty Deed of record in Book 8642, Page 266, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and paid by the Grantors; (2) Any loss or damage resulting from the lack of legal access to and from the Land to a public road.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☒
This is improved ☐ property, known as 2541 Couchville Pike, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 hand this 19th day of December, 2023.

Nancy B. Nelms

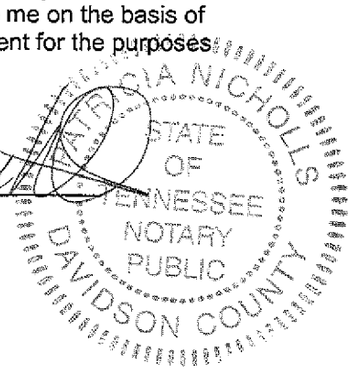
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy B. Nelms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 19th day of December, 2023.

My Commission Expires: 3/6/24

Notary Public



Certification of Recorded Documents

I, Karen Suggs, 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 December 19, 2023.

(AFFIANT) – Karen Suggs

12/19/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

My commission expires: 3/6/24

Notary Public

