WARRANTY DEED

Karen Johnson Davidson County
Batch# 1084064 DEEDWARR
12/20/2023 10:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20231220-0098038

File No. EM-23-5814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendell Tracey Butler	New Owner	
(NAME)	(NAME)	
4713 Grays Point Road	Property	028 00 0 168.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Adept Properties LLC, a Missouri limited liability company** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wendell Tracey Butler, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY BY STEVEN E. ARTZ AND ASSOCIATES, INC., 514 SOUTH BROWN STREET, SUITE 600, SPRINGFIELD, TN 37172, MARCH 26, 2001, AS FOLLOWS:

BEGINNING AT AN IRON PIN(NEW) AT THE EASTERLY MARGIN OF GRAYS POINT ROAD (25 FEET FROM CENTERLINE), AND THE NORTHWEST CORNER OF A TRACT OF LAND WHICH BELONGS TO JAMES P. ERVIN, HAVING A DEED REFERENCE IN DEED BOOK 7874, PAGE 325, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID MARGIN OF ROAD AS FOLLOWS: N10 DEG. 51 MIN. 47 SEC. E, 158.82 FEET; THENCE N 08 DEG. 41 MIN. 38 SEC. E, 41.83 FEET TO AN IRON PIN (NEW), THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND A CORNER TO THE ABOVE DESCRIBED TRACT 1; THENCE WITH THE SOUTHERLY AND WESTERLY LINE OF SAID TRACT I AS FOLLOWS: S 68 DEG. 26 MIN. 16 SEC. E, 100.69 FEET TO AN IRON PIN (NEW); THENCE S 48 DEG. 45 MIN. 15 SEC. E, 185.23 FEET TO A FENCEPOST COMER (OLD); THENCE S 87 DEG. 45 MIN. 09 SEC. E, 494.92 FEET TO AN IRON PIN (NEW); THENCE S 22 DEG. 06 MIN. 23 SEC. E,1563.08 FEET TO AN IRON PIN (NEW) AT THE CENTER OF A CREEK, AND AT THE WESTERLY LINE OF A TRACT OF LAND WHICH BELONGS TO H.A. GILBERT, HAVING A DEED REFERENCE IN DEED BOOK 5179, PAGE 528, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID H.A. GILBERT AS FOLLOWS: S 34 DEG. 42 MIN. 59 SEC. E,128.60 FEET; THENCE S 29 DEG. 15 MIN. 53 SEC. E, 49.75 FEET AT A COMMON CORNER TO SAID H.A. GILBERT AND A TRACT OF LAND WHICH BELONGS TO THOMAS COBBLE, HAVING A DEED REFERENCE IN DEED BOOK 4487, PAGE 885, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, LEAVING SAID CREEK WITH THE NORTHERLY LINE OF SAID THOMAS COBBLE, N 56 DEG. 06 MIN. 58 SEC. W, PASSING A WITNESS IRON PIN (NEW) AT 50.00 FEET, CONTINUING IN ALL 997.88 FEET TO AN IRON PIN (NEW) AT A COMMON CORNER TO SAID THOMAS COBBLE, AND A TRACT OF LAND WHICH BELONGS TO DONNA HOUSLEY, HAVING A DEED REFERENCE IN DEED BOOK 9136,PAGE 493, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE EASTERLY LINE OF SAID DONNA HOUSLEY, N 37 DEG. 52 MIN. 11 SEC. E, PASSING A COMMON CORNER TO DONNA HOUSLEY AND A TRACT OF LAND WHICH BELONGS TO FERRIS REED, HAVING A DEED REFERENCE IN DEED BOOK 2798, PAGE 461, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, CONTINUING IN ALL 363.00 FEET TO A HICKORY TREE; THENCE WITH THE NORTHERLY LINE OF SAID FERRIS REED AS FOLLOWS: N 39 DEG. 18 MIN. 28 SEC. W, 243.78 FEET TO AN IRON PIN (NEW); THENCE N 50 DEG. 32 MIN. 06 SEC. W, 41.82 FEET TO AN IRON PIN (NEW) AT THE SOUTHEAST CORNER OF A TRACT OF LAND WHICH BELONGS TO JAMES P. ERVIN, HAVING A DEED REFERENCE IN DEED BOOK 7874, PAGE325, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE EASTERLY AND NORTHERLY LINE OF SAID JAMES P. ERVIN AS FOLLOWS: N 04 DEG. 22 MIN. 21 SEC. E, 439.89 FEET TO AN IRON PIN (NEW); THENCE N 87 DEG. 45 MIN. 09 SEC. W, 494.92 FEET TO A FENCE POST CORNER (OLD); THENCE N 68 DEG.27 MIN.32 SEC. W, 204.43 FEET TO THE POINT OF BEGINNING, CONTAINING 11.81 ACRES, MORE OR LESS.

Being the same property conveyed to Adept Properties, LLC, a Missouri limited liability company by Warranty Deed from Chris Campbell and Deborah Campbell of record at Instrument Number 20220617-0069829, Register's Office for Davidson County, Tennessee, dated June 10, 2022 and recorded on June 17, 2022.

This is property more commonly known as 4713 Grays Point Road, Joelton, TN 37080.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

Adept Properties LLC, a Missouri Limited Liability Company

By: _____
Ryan Lux, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Emily Manno of the state and county

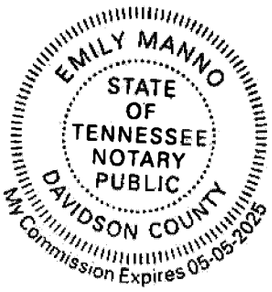
mentioned, personally appeared Ryan Lux Authorized Agent of Adept Properties LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Adept Properties LLC, the within named bargainor, a Limited Liability Company, and that such Ryan Lux, Authorized Agent of Adept Properties LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Nashville, TN, this 14th day of December, 2023.

Notary Signature

Printed Name: Emily Manno

My commission expires:_____



Certificate of Authenticity

I, Emily Manno, 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 **12/14/23**.

Date

Affiant Signature

12/14/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **14** day of **December**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026