Karen Johnson Davidson County
Batch# 1084478 DEEDWARR
12/20/2023 03:46:30 PM 6 pgs
Fees: $33.00 Taxes: $2,294.00
20231220-0098277

WARRANTY DEED

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Little Mountain Revocable Living Trust, dated December 5, 2023, and any amendments thereto	Little Mountain Revocable Living Trust, dated December 5, 2023, and any amendments thereto	002-00-0-068.00 002-00-0-091.00 001 002-00-0-091.00 002
(NAME) 1500 12th Ave S. Apt 600	(NAME) 1500 12th Ave S. Apt 600	002-00-0-094.00 002-00-0-090.00 002-00-0-076.00
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	002-00-0-092.00 002-00-00-0-038.00 001 002-00-0-038.00 002
(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 considerations, the receipt of which is hereby acknowledged, I/we Marty Wall and Shari Wall, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Little Mountain Revocable Living Trust, dated December 5, 2023, and any amendments thereto, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is improved ☐ 0 Plemel Ln, Goodlettsville, TN 37072
(House Number) (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(S), his/her/their 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), his/her/their 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.

Effective the 20th day of December, 2023.

Marty Wall

Shari Wall

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marty Wall and Shari Wall, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of December, 2023.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:
Land located in the 10th Council-manic District of Davidson County, Tennessee, and described according to a survey by R. L. Montoya-Land Surveying, Inc., dated April 10, 1997, as follows:

Beginning at a planted stone with an "X" in the edge of an old gravel drive, said point being located in the east line of Joseph R. Plemel property as of record in Deed Book 7899, page 79, RODCT, the west line of this described property; thence, along the west line of this tract North 13 deg 41 min 15 sec East 196.37 feet to an iron rod set by Tommy Walker, Surveyor; thence, along the south line of Pamela Wood, the north line of this tract North 80 deg 39 min 22 sec West 885.00 feet to an iron rod, said point being Pamela Wood's southeast corner; thence, along Wood's east line North 01 deg 38 min 47 sec West 37.79 feet to an iron rod set by R. L. Montoya-Land Surveying, Inc.; thence, leaving Wood's line along Nancy Jackson, South 88 deg 02 min 27 sec East 176.87 feet to an iron rod in the west line of Edward C. Binkley of record in Deed Book 8010, page 624, South 24 deg 55 min 48 sec East 573.95 feet to an iron rod, said point being Jeffery Massey's southwest corner in the north line of Lewis Jones of record in Deed Book 5664, page 768; thence, with Jones North 69 deg 34 min 53 sec West 883.00 feet to an iron rod; thence, South 15 deg 07 min 48 sec West 158.74 feet to a stone at a tree; thence, North 88 deg 15 min 24 sec West 125.25 feet to a fence corner, said point being Jones northwest corner, the northeast corner of Joseph R. Plemel; thence, with Plemel easterly line, North 48 deg 18 min 51 sec West 222.75 feet to an iron rod; thence, North 44 deg 39 min 04 sec West 280.23 feet to the point of beginning, containing 9.75 acres, more or less.

Being the same property conveyed to Marty Wall and Shari Wall, husband and wife by Warranty Deed from PIAS Credit Union, dated 10/22/2015, of record in Instrument 201510260108310, Register's Office for Davidson County, Tennessee

PARCEL 2 and 3:
Land situated in Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron rod located at the Southeast corner of Map 2, Parcel 91 and the Southwest corner of Map 2, Parcel 90; thence North 89 deg. 11 min. 47 sec. West 247.37 feet to an iron rod; thence following a curve to the right having a length of 109.39 feet, a radius of 66.96 feet and a chord of North 42 deg. 23 min. 33 sec. West 97.62 feet to an iron rod; thence following a curve to the right having a length of 165.95 feet, a radius of 234.65 feet, and a chord of north 24 deg. 40 min. 18 sec. East 162.51 feet to an iron rod; thence following a curve to the left having a length of 205.49 feet, a radius of 229.76 feet, and a chord of North 19 deg. 18 min. 39 sec. East 198.71 feet to an iron rod; thence following a curve to the right having a length of 219.18 feet, a radius of 125.78 feet and a chord of 43 deg. 36 min. 38 sec. East 192.48 feet to an iron rod; thence following a curve to the right having a length of 94.43 feet, a radius of 169.78 feet, and a chord of South 70 deg. 32 min. 05 sec. East 93.22 feet to an iron rod; thence along a curve to the left having a length of 101.74 feet, a radius of 190.59 feet and a chord of South 69 deg. 53 min. 39 sec. East 100.53 feet to an iron rod; thence South 48 deg. 55 min. 29 sec. East 79.99 feet to an iron rod; thence South 37 deg. 11 min. 02 sec. West 532.40 feet to the point of beginning, containing 5.51 acres, more or less according to a survey prepared by R. L. Montoya Land Surveying, Inc. dated 08,20/1998.

+/- .17 acres Map and parcel 002-00-0-068.00 is included in the above described parcel.

Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County by tax sale from Deed Book 5760 Page 530, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marty & Shari Wall by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, dated 02/15/2008, of record in Instrument 200802150015339, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marty Wall and wife, Shari Wall by Trustee's Deed from L. Gino Marchetti, Jr., Successor Trustee, dated 9/12/2007, of record in Instrument 200709120109429, Register's Office for Davidson County, Tennessee.

PARCEL 4:

Land lying in Goodlettsville, Davidson County, Tennessee and being more particularly described according to a survey by R.L. Montoya, Land Surveying, Inc., dated August 20, 1998 as follows:

Beginning in the southern margin of Baker Road, at the beginning of said road, and heading in a southeasterly direction 80 feet to an iron rod (new), this being the point of beginning for this described parcel, and the northerly corner of said parcel, being part of Parcel 76, Metro Tax Map 2, Tax Assessor's Office of Davidson County, Tennessee, and continuing along a common property line between said parcel and Parcel 75, Tax Map 2, Tax Assessor's Office of Davidson County, Tennessee, south 48 degrees 54 minutes 25 seconds east, 520.00 feet to an iron rod (new), this being the southeast corner of this described parcel; thence south 52 degrees 36 minutes 48 seconds west, 465.48 feet to an iron rod (old) at a fence line, this being the southern corner of this described parcel; thence north 55 degrees 48 minutes 55 seconds west 355.18 feet to an iron rod (old), just beyond a gate; thence north 89 degrees 11 minutes 47 seconds west, 50.00 feet to an iron rod (new), just north of the northerly margin of Baker road, at the end of said road, this being the westerly corner of this described parcel; thence north 37 degrees 11 minutes 02 seconds east, 532.40 feet to an iron rod (new), this being the point of beginning for this described parcel, containing 5.024 acres more or less.

Being the same property conveyed to Marty Wall and wife, Shari Wall by Warranty Deed from James, E. Bunch, dated 03/09/2010, of record in Instrument 201003110018681, Register's Office for Davidson County, Tennessee.

PARCEL 5:

Land being located in the 10th Councilmanic District, Davidson County, Tennessee and described according to a survey by R. L. Montoya Land Surveying Inc., dated December 13, 2006 as follows:

Beginning at an iron rod (set) in the east side of a gravel drive, said point being the southeast corner of Rita Williams as recorded in Deed Book 11129, Page 98, R.O.D.C. TN, the northwest corner of this tract, thence along Williams Tract this described tract, North 52 degrees 36 minutes 47 seconds East 465.49 feet to an iron rod (set) in the westerly line of Julius W. Palmer as of record in Deed Book 5238, Page 456, R.O.D.C. TN; thence along Palmer's westerly line and this tract South 48 degrees 54 minutes 25 seconds East 624.07 feet to an iron rod (old) In the southwesterly line of Edward C. Binkley et ux, of record in Deed Book 8010, Page 624, R.O.D.C., TN, the northwest corner of Jeffrey A. and Rebecca S. Massey, as of record in Deed Book 9940, Page 324, R.O.D.C., TN, thence leaving said southwesterly line of Binkley and running with Massey South 24 degrees 55 minutes 48 seconds East 340.41 feet to an iron rod (set) said point being the northeast corner of a tract by James L. Bush as of record in Deed Book 5329, Page 651, R.O.D.C., TN; thence with Bush's north line North 88 degrees 02 minutes 27 seconds West 176.87 feet to an iron rod (set) in the east line of Pamela Wood Property as of record in Instrument 20000403-0033044, R.O.D.C., TN; thence with Woods Property as follows: North 01 degree 38 minutes 47 seconds West 304.21 feet to an iron rod (set); thence, along Woods north line North 88 degrees 02 minutes 23 seconds West 822.50 feet south to an iron rod (old) in the east side of a gravel drive in the east line of Eric A. Rogers as of record in Deed Book 11616, Page 480 R.O.D.C., TN; thence with said east line of Rogers North 13 degrees 41 seconds 15 minutes East 100.00 feet to the point of beginning, containing 5.01 acres more or less.

Subject to a 25 foot Ingress/Egress Easement across the Westerly Boundary Line described as follows: Beginning at a point in the westerly corner of this tract, a common point with the property of Rita Williams at Book 11129, Page 98, R.O.D.C., TN; thence south 13 degrees 41' 15" West 100 feet along the common line with property of Eric A. Rogers at Book 11616, Page 480, R.O.D.C., TN; thence south 88 degrees 02' 23" East 25 feet; thence north 13 degrees 41' 15" East to a point in the northwesterly line of the property conveyed herein, thence south 52 degrees 36' 47" west to the point of beginning.

Being the same property conveyed to Marty Wall and wife, Shari Wall by Warranty Deed from Nancy Bunch Jackson, dated 03/12/2010, of record in Instrument 201003150019453, Register's Office for Davidson County, Tennessee.

PARCEL 6:

Land situated in the 10th Councilmanic District of Davidson County Tennessee, described as per the survey of Tommy e. Walker, R.L.S. No. 1465, dated November 2, 1999, as follows:

BEGINNING at an iron pin (N) on the westerly right of way of a certain gravel road running off of Baker Road; thence N 88 deg. 02 min. 23 sec. East, 822.50 ft. to an iron pin (N); thence S 01 deg. 38 min. 47 sec. East, 342.00 ft. to an iron pin (N); thence N 80 deg. 39 min. 22 sec. West, 885.00 ft. to an iron pin (N); thence generally along the westerly right of way line of said gravel road N 13 deg. 41 min. 15 sec. East, 175 ft. to an iron pin (N), the point of beginning, containing 5.001 acres, more or less.

Being the same property conveyed to Marty Wall and wife, Shari Wall by Warranty Deed from Pamela Wood, dated 09/10/2010, of record in Instrument 201009130072462, Register's Office for Davidson County, Tennessee.

PARCEL 7:

A TRACT OF LAND IN THE 10TH, FORMERLY 20TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE DECEMBER 23, 1937 BY JOHN WILKES, SURVEYOR AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTER LINE OF A COUNTY ROAD AND THE L & N RAILROAD RIGHT OF WAY, IN THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO G. W. WORLEY BY DEED FROM W. A. HAMER AND WIFE OF RECORD IN BOOK 416, PAGE 500, REGISTER'S OFFICE FOR SAID COUNTY, IN THE EASTERLY LINE OF THE PROPERTY CONVEYED TO H. P. MANNING AND A. B. TARPLEY BY DEED FROM W. A. HAMER OF RECORD IN BOOK 214, PAGE 626, SAID REGISTER'S OFFICE; THENCE SOUTHERLY ALONG THE CENTER OF SAID RAILROAD RIGHT OF WAY 3070 FEET, MORE OR LESS, AND CONTINUING ALONG SAID CENTER LINE SOUTH 23 1/2 DEG. EAST 1370 FEET MORE OR LESS TO THE SOUTH LINE OF THE TRACT HEREIN DESCRIBED; THENCE LEAVING SAID RAILROAD RIGHT OF WAY NORTH 53 DEG. EAST 412 FEET; THENCE NORTH 40 DEG. WEST 181 FEET; THENCE NORTH 5 DEG. WEST 577 FEET; THENCE NORTH 6 DEG. WEST 202 FEET TO A PLANTED STONE; THENCE NORTH 10 DEG. WEST 165 FEET THENCE NORTHERLY 693 FEET; THENCE NORTH 28 DEG. WEST 429 FEET; THENCE NORTHERLY 1501 FEET TO A SMALL HICKORY; THENCE NORTH 66 DEG. WEST 643 FEET; THENCE NORTH 9 DEG. WEST 429 FEET; THENCE NORTH 74 DEG. WEST 330 FEET; THENCE SOUTH 79 DEG. WEST 40 FEET MORE OR LESS, TO AN IRON PIN IN THE NORTHERLY MARGIN OF THE COUNTY ROAD LEADING TO THE NASHVILLE & SPRINGFIELD TURNPIKE ROAD, A CORNER OF A TRACT OF LAND CONVEYED TO C. W. WORLEY BY DEED FROM W. A. HAMER AND WIFE OF RECORD IN BOOK 416, PAGE 500, SAID REGISTER'S OFFICE ABOVE REFERRED TO; THENCE SOUTHERLY WITH THE LINE OF SAID TRACT OF LAND TO A POINT IN THE CENTER OF SAID ROAD; THENCE WITH THE CENTER OF SAID ROAD AND WITH THE LINE OF SAID TRACT OF LAND SOUTHERLY 29.865 FEET SOUTH 55 DEG., EAST 29.865 FEET, SOUTH 14 1/2 DEG. EAST 39.93 FEET SOUTH 25 DEG. WEST 19.965 FEET, SOUTH 55 1/2 DEG. WEST 99.99 FEET, SOUTH 37 1/2 DEG. WEST 99.99 FEET, SOUTH 50, 1/2 DEG. WEST 53.955 FEET SOUTH 27 1/2 DEG. WEST 99.99 FEET SOUTH 45 1/2 DEG. WEST 60.06 FEET; SOUTH 65 1/2 DEG. WEST 75.075 FEET, SOUTH 83 1/2 DEG: WEST 99.99 FEET TO THE BEGINNING CONTAINING 60 ACRES, MORE OR LESS.

Being the same property conveyed to Marty Wall and wife, Shari Wall by Warranty Deed from Eric A. Rogers, dated 06/08/2012, of record in Instrument 201206130051757, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Marty Wall and Shari Wall, husband and wife by Warranty Deed from PIAS Credit Union, dated 10/22/2015, of record in Instrument 201510260108310, Register's Office for Davidson County, Tennessee. (Parcel 1)

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand 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 12/20/23.

Affiant
Date: 12/20/23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 20 day of December, 2023

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024