WARRANTY DEED

Karen Johnson
Batch # 1087827
01/03/2024 09:23:25 AM
Fees: $13.00 Taxes: $333.00

Davidson County
DEEDWARR
2 pgs

20240103-0000503

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires June 23, 2027

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2024

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Peaks Property Nashville, LLC	Peaks Property Nashville, LLC	9-120
(NAME)	(NAME)	
P.O. Box 596	P.O. Box 596	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070	Goodlettsville, TN 37070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20231995

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, **Paradise Properties, a Tennessee general partnership**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Peaks Property Nashville, LLC**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at an 18" painted and blazed tree found at the original SW corner of Tract No. 2 as described in a Substitute Trustee's deed and conveyed to Tennessee Funding Company in Instrument 20101001-0078455 Registers Office for Davidson County, TN, said tree being on the north bank of Sycamore Creek and being in the easterly line of the property conveyed to Bobby Thomason in Book 1257, page 160, Registers Office of Robertson County, TN, and being N 57°16' 42"W 1,172.94' from the NW corner of Tract No. 1 , thence with said line as follows: N 14°13'12"E 640.79' to a 30" painted and blazed tree found in the southerly line of the property conveyed to Bernice Castello et ux and Edith H. Castello in Book 1243, page 585, Registers Office of Robertson County, TN; thence S 79°35'59"E 643.18' to an existing metal fence post in the westerly line of the property conveyed to Phillip Robinson, et al and Sheryl Thompson, et al in Book 1346, page 744, Registers Office of Robertson County, TN; thence S 04°25'27"W 721.05' to an existing 24" painted and blazed Sycamore tree on the northerly bank of Sycamore Creek; thence S 80°38'27"W 355.02' to the center of Sycamore Creek; thence with the center of Sycamore Creek as follows: S 61°15'01"W 74.57' to a point; thence N 87°58'52"W 145.91' to a point; thence N 71°14'28"W 72.19' to a point, thence N 36°14'25"E 187.18' to a point; thence N 69°01'08"W 133.76' to a point; thence N 48°22'54"W 120.82' to the point of beginning and containing 12.84 acres, more or less, according to a survey by Murray Wall & Company, P.C. 1923 Green Hills Boulevard, Franklin, Tennessee 37067 Survey dated 02/01/2011.

Subject property is landlocked. Grantee owns contiguous property and will gain access therefrom.

BEING the same property conveyed to Paradise Properties, a Tennessee general partnership, by Warranty Deed from Tennessee Funding Company, dated July 29, 2011 and filed of record in Instrument No. 20110803-0059750, Davidson County, Tennessee, and also of record in Record Book 1427, page 262, Register's Office for Robertson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 12.84 acres, Ivey Point Road, Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of January, 2024

Paradise Properties, a Tennessee general partnership

By: James L. Paradise, Jr., Managing Partner

STATE OF Tennessee)
County OF Robertson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared James L. Paradise, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be managing partner of Paradise Properties, a Tennessee general partnership, the within named bargainor, a partnership, and that he, as such managing partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as managing partner.

Witness my hand, at office, this 2nd of January, 2024.

Notary Public
My Commission Expires:

TERESA GLASS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
Sept. 21, 2027
COUNTY OF ROBERTSON