Conveyance ~~also~~ tax Paid in Cheatham County Book 624, Pg 211-215

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-2394-KS

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of December, 2023.

Notary Public
My Commission Expires: January 28, 2026

Karen Johnson Davidson County
Batch# 1096594 DEEDWARR
01/31/2024 03:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240131-0006966

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Howington Construction LLC 6035 Riverview Drive Pegram, TN 37143	New Owner	126 00 0 088.00, 126 00 0 089.00, 126 00 0 090.00, & 126 00 0 096.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Carl E. Guye, Jr. and Cynthia Guye, AKA C. Denise Guye, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Howington Construction LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Cheatham County, State of Tennessee, described as follows, to wit:

BOTH TRACTS ARE IN CHEATHAM AND DAVIDSON COUNTIES.

TRACT 1:

BEING A TRACT OF LAND IN THE TWELFTH CIVIL DISTRICT OF CHEATHAM COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO CARL E. GUYE, Jr. AND WIFE, CYNTHIA GUYE, AS EVIDENCED IN RECORD BOOK 600, PAGE 1085, IN THE REGISTERS OFFICE OF CHEATHAM COUNTY, TENNESSEE, (R.O.C.C., TN.). SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Cheatham County Tax Map 94, Parcel 45.00

BEGINNING AT AN IRON ROD OLD AT THE MARGINAL INTERSECTION OF U.S. HIGHWAY 70-S AND BEVERLY HILLS DRIVE, AT A DISTANCE OF 30 FEET FROM THE CENTER OF THE SAID HIGHWAY AND 25 FEET FROM THE CENTER OF THE SAID DRIVE; THENCE, WITH THE NORTHERLY MARGIN OF THE SAID HIGHWAY, TO POINTS AS FOLLOWS: WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1,176.00 FEET, AN ARC LENGTH OF 428.77 FEET, AND A CHORD BEARING OF SOUTH 73 DEG 06 MIN 43 SEC WEST, AT A CHORD DISTANCE OF 426.40 FEET TO A POINT; THENCE, NORTH 27 DEG 23 MIN 11 SEC WEST, AT A DISTANCE OF 5.00 FEET TO AN IRON ROD OLD; THENCE, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1,181.00 FEET, AN ARC LENGTH OF 102.72 FEET, AND A CHORD BEARING OF SOUTH 60 DEG 10 MIN 31 SEC WEST, AT A CHORD DISTANCE OF 102.68 FEET TO AN IRON ROD OLD; THENCE, SOUTH 32 DEG 22 MIN 14 SEC EAST, AT A DISTANCE OF 5.00 FEET TO A POINT; THENCE, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1,176.00 FEET, AN ARC LENGTH OF 65.58 FEET, AND A CHORD BEARING OF SOUTH 56 DEG 05 MIN 11 SEC WEST, AT A CHORD DISTANCE OF 65.57 FEET TO A CAPPED IRON ROD NEW, BEING THE SOUTHEAST BOUNDARY CORNER OF PARCEL 45.02,

THE CARL E. GUYE, Jr. et ux PROPERTY, AS EVIDENCED IN BOOK 445, PAGE 212, R.0.C.C., TN.; THENCE, WITH THE EAST BOUNDARY OF THE SAID PARCEL 45.02, NORTH 34 DEG 00 MIN 35 SEC WEST, AT A DISTANCE OF 650.01 FEET TO A 3/8 INCH IRON ROD OLD IN THE EAST BOUNDARY OF PARCEL 32.00, LOT 131 OF THE DREAMLAND ESTATES SUBDIVISION, AS EVIDENCED IN BOOK 445, PAGE 212, R.0.C.C., TN.; THENCE, WITH THE SAID EAST BOUNDARY OF PARCEL 32.00, NORTH 33 DEG 48 MIN 49 SEC WEST, AT A DISTANCE OF 169.79 FEET TO AN IRON ROD OLD IN THE SOUTH BOUNDARY OF PARCEL 33.00, LOT 130 OF THE SAID DREAMLAND ESTATES SUBDIVISION; THENCE, WITH THE SAID SOUTH BOUDARY OF PARCEL 33.00, TO POINTS AS FOLLOWS: NORTH 63 DEG 01 MIN 51 SEC EAST, AT A DISTANCE OF 251.03 FEET TO A 5/8 INCH IRON ROD OLD; THENCE, NORTH 26 DEG 51 MIN 24 SEC WEST, AT A DISTANCE OF 199.78 FEET TO AN IRON ROD OLD, BEING THE SOUTHWEST BOUNDARY CORNER OF PARCEL 36.00, LOT 127 OF THE SAID SUBDIVISION; THENCE, WITH THE SOUTH BOUNDARY OF THE SAID PARCEL 36.00, NORTH 59 DEG 17 MIN 31 SEC EAST, AT A DISTANCE OF 73.05 FEET TO A POINT, BEING THE SOUTHWEST BOUNDARY CORNER OF PARCEL 37.00, LOT 126 OF THE SAID SUBDIVISION; THENCE, WITH THE SOUTH BOUNDARY OF THE SAID PARCEL 37.00, TO POINTS AS FOLLOWS: NORTH 59 DEG 17 MIN 31 SEC EAST, AT A DISTANCE OF 169.99 FEET TO AN IRON ROD OLD; THENCE, NORTH 46 DEG 45 MIN 09 SEC EAST, AT A DISTANCE OF 296.91 FEET TO A POINT, BEING THE SOUTHWEST BOUNDARY CORNER OF PARCEL 39.00, LOT 124 OF THE SAID SUBDIVISION; THENCE, WITH THE SOUTH BOUNDARY OF THE SAID PARCEL 39.00, NORTH 46 DEG 45 MIN 09 SEC EAST, AT A DISTANCE OF 22.91 FEET TO AN IRON ROD OLD, BEING THE SOUTHWEST BOUNDARY CORNER OF PARCEL 43.00, LOT 111 OF THE SAID SUBDIVISION; THENCE, WITH THE SOUTH BOUNDARY OF THE SAID PARCEL 43.00, SOUTH 81 DEG 43 MIN 08 SEC EAST, AT A DISTANCE OF 438.26 FEET TO AN IRON ROD OLD IN THE WESTERLY MARGIN OF BEVERLY HILLS DRIVE, AT A DISTANCE OF 25 FEET FROM THE CENTER OF THE SAID DRIVE; THENCE, WITH THE SAID WESTERLY MARGIN, TO POINTS AS FOLLOWS: WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1,849.65 FEET, PASSING THROUGH AN IRON ROD OLD, AT AN ARC LENGTH OF 75.03 FEET, AND CONTINUING FOR 93.21 FEET, FOR A TOTAL ARC LENGTH OF 168.24 FEET, AND A CHORD BEARING OF SOUTH 02 DEG 10 MIN 46 SEC WEST, AT A CHORD DISTANCE OF 168.18 FEET TO A POINT; THENCE, SOUTH 00 DEG 25 MIN 34 SEC EAST, AT A DISTANCE OF 872.74 FEET TO THE POINT OF BEGINNING, CONTAINING 20.80 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND COMPANY, INC., JOB NO. 23- 062-03, DATED NOVEMBER 16, 2023.

THE ABOVE-DESCRIBED PROPERTY IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR U.S. HIGHWAY 70-S AND BEVERLY HILLS DRIVE.

THE ABOVE-DESCRIBED PROPERTY IS SUBJECT TO ALL MATTERS SHOWN ON FINAL PLAT OF RECORD OF DREAMLAND ESTATES SUBDIVISION, AS EVIDENCED IN BOOK 109, PAGE 429, R.0.C.C., TN.

And also being the same property conveyed to Carl E. Guye, Jr. and wife, C. Denise Guye, by Warranty Deed from Mark Calaway and wife, Jodi Calaway, of record in Book 10962, Page 416, Register's Office for Davidson County, Tennessee, dated May 29, 1998 and recorded on June 4, 1998.

TRACT 2:

BEING A TRACT OF LAND IN THE TWELFTH CIVIL DISTRICT OF CHEATHAM COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO CARL E. GUYE, Jr. AND WIFE, CYNTHIA GUYE, AS EVIDENCED IN BOOK 445, PAGE 212, IN THE REGISTERS OFFICE OF CHEATHAM COUNTY, TENNESSEE, (R.O.C.C., TN.). SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Cheatham County Tax Map 94, Parcel 45.02

BEGINNING AT AN IRON ROD OLD IN THE NORTHERLY MARGIN OF U.S. HIGHWAY 70-S, AT A DISTANCE OF 40 FEET FROM THE CENTER OF THE SAID HIGHWAY, SAID ROD BEING THE SOUTHEAST BOUNDARY CORNER OF PARCEL

29.00, LOT 136 OF DREAMLAND ESTATES SUBDIVISION, AS EVIDENCED IN BOOK 109, PAGE 429, R.0.C.C., TN.; THENCE, WITH THE EAST BOUNDARY OF THE SAID PARCEL 29.00, NORTH 50 DEG 17 MIN 19 SEC WEST, AT A DISTANCE OF 356.44 FEET TO AN IRON ROD OLD, BEING THE SOUTH BOUNDARY CORNER OF PARCEL 30.00, LOT 135 OF THE SAID SUBDIVISION; THENCE, WITH THE EAST BOUNDARY OF THE SAID PARCEL 30.00, NORTH 34 DEG 01 MIN 14 SEC EAST, AT A DISTANCE OF 159.78 FEET TO AN IRON ROD OLD, BEING THE SOUTHEAST BOUNDARY CORNER OF PARCEL 31.00, LOT 132 OF THE SAID SUBDIVISION; THENCE, WITH THE EAST BOUNDARY OF THE SAID LOT 132, NORTH 00 DEG 13 MIN 19 SEC EAST, AT A DISTANCE OF 256.97 FEET TO AN IRON ROD OLD, BEING THE SOUTH BOUNDARY CORNER OF PARCEL 32.00, LOT 131 OF THE SAID SUBDIVISION; THENCE, WITH THE EAST BOUNDARY OF THE SAID PARCEL 32.00, TO POINTS AS FOLLOWS: NORTH 15 DEG 58 MIN 31 SEC EAST, AT A DISTANCE OF 132.85 FEET TO A WOOD FENCE POST OLD; THENCE, NORTH 51 DEG 20 MIN 37 SEC EAST, AT A DISTANCE OF 149.98 FEET TO A 3/8 INCH IRON ROD OLD IN THE WEST BOUNDARY OF PARCEL 45.00, THE CARL E. GUYE et ux, AS EVIDENCED IN RECORD BOOK 600, PAGE 1085, R.0.C.C., TN.; THENCE, WITH THE SAID WEST BOUNDARY OF PARCEL 45.00, SOUTH 34 DEG 00 MIN 35 SEC EAST, AT A DISTANCE OF 650.01 FEET TO A CAPPED IRON ROD NEW IN THE NORTHERLY MARGIN OF U.S. HIGHWAY 70-S, AT A DISTANCE OF 30 FEET FROM THE CENTER OF THE SAID HIGHWAY; THENCE, WITH THE SAID NORTHERLY MARGIN, TO POINTS AS FOLLOWS: WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1,176.00 FEET, AN ARC LENGTH OF 204.84 FEET, AND A CHORD BEARING OF SOUTH 49 DEG 29 MIN 56 SEC WEST, AT A CHORD DISTANCE OF 204.58 FEET TO A POINT; THENCE, SOUTH 44 DEG 30 MIN 32 SEC WEST, AT A DISTANCE OF 235.52 FEET TO AN IRON ROD OLD; THENCE, NORTH 45 DEG 59 MIN 29 SEC WEST, AT A DISTANCE OF 9.82 FEET TO A CAPPED IRON ROD OLD; THENCE, SOUTH 44 DEG 59 MIN 35 SEC WEST, AT A DISTANCE OF 8.09 FEET TO THE POINT OF BEGINNING, CONTAINING 6.19 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND COMPANY, INC., JOB NO. 23- 062-03, DATED NOVEMBER 16, 2023.

THE ABOVE-DESCRIBED PROPERTY IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR U.S. HIGHWAY 70-S.

THE ABOVE-DESCRIBED PROPERTY IS SUBJECT TO ALL MATTERS SHOWN ON FINAL PLAT OF RECORD OF DREAMLAND ESTATES SUBDIVISION, AS EVIDENCED IN BOOK 109, PAGE 429, R.0.C.C., TN.

THE ABOVE-DESCRIBED PROPERTY IS SUBJECT TO ALL MATTERS SHOWN ON A BOUNDARY SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND COMPANY, INC., JOB NO. 23-062-03, DATED NOVEMBER 16, 2023.

And also being the same property conveyed to Carl E. Guye, Jr. and wife, C. Denise Guye, by Warranty Deed from Mark William Calaway and wife, Jodi Lynn Calaway, of record in Book 10465, Page 156, and re-recorded in Book 10531, Page380, Register's Office for Davidson County, Tennessee, dated and recorded on May 23, 1998 and re-recorded on July 16, 1998.

This is unimproved property located at: **9022 Highway 70, Pegram, TN 37143.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of December, 2023.

GRANTOR:

Carl E. Guye, Jr.

Cynthia Guye, AKA C. Denise Guye

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carl E. Guye, Jr. and Cynthia Guye, AKA C. Denise Guye, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of December, 2023.

Notary Public
My Commission expires: 5-9-23

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 12-1-23.

Kathy Smith
Affiant Signature

12-1-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Dec 1, 2023.

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

