Karen Johnson Davidson County
Batch# 1099653 DEEDWARR
02/09/2024 01:28:30 PM 4 pgs
Fees: $23.00 Taxes: $5,032.00
20240209-0009262

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,360,000.00

Affiant

Subscribed and sworn to before me, this 9 day of February, 2024.

Notary Public

My commission expires: 10/21/2024

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Purple Peacock Properties, LLC	**NEW OWNER**	**00700016100**
6071 East Drive		**00700005200** **00700021800**
Memphis, TN 38112		**00700005000**

FOR AND IN 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 ACKNOWLEDGE, WE,

Randy E Woodard (aka Randall E. Woodard) and Beverly O Woodard (aka Beverly J. Woodard), husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Purple Peacock Properties, 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:

Parcel One (00700016100)
Land in Davidson County, Tennessee, being Tract No. III, according to an unrecorded survey by Williams Surveying and Engineering, Tennessee License No. 1040, dated May 1, 1987, as follows:

Beginning at a point in the easterly right-of-way of U. S. Highway 41 approximately 1069.09 feet south of the edge of Baker Station Road, thence N 41° 47' 39" W, a distance of 51.83 feet to an iron pin set; thence N 32° 09' 09 E, a distance of 56.64 feet to an iron pin set; thence S 81° 46' 51" E, a distance of 311.95 feet to an iron pin set; thence N 69° 29' 11" E, a distance of 729.55 feet to an iron pin set; thence S 5° 06' 40" W, a distance of 218.62 feet to a stone in a corner; thence $ 47° 45' 52" W, a distance of 405.94 feet to an iron pin set; thence S 29° 39' 58" W, a distance of 118.84 feet to an iron pin set; thence N 35° 57' 34" W, a distance of 117.75 feet to an iron pin set; thence $ 55° 51' 22" W, a distance of 147.54 feet to an iron pin set; thence N 33° 51' 02" W, a distance of 91.12 feet to an iron pin set; thence N 4° 12' 44" E, a distance of 189.01 feet to an iron pin set; thence N 81° 46' 51" W, a distance of 363.76 feet to an iron pin set; thence S 32° 09' 09" W, a distance of 37.78 feet to an iron pin set; said point being the point of beginning, containing 5.05 acres, more or less.

Subject to a 50 foot easement for ingress and egress purposes over the above described Tract No. III, which Easement is for ingress and egress to Tracts I and II as shown on an unrecorded survey by Williams Surveying and Engineering, Tennessee License No. 1040, dated May 1, 1987, said Easement being more particularly described as follows: Beginning at a point in the easterly right-of-way of U. S. Highway 41 approximately 1069.09 feet south of the edge of Baker Station Road, thence N 41° 47' 39" W, a distance of 51.83 feet to an iron pin set; thence N 32° 09' 09" E, a distance of 56.64 feet to an iron

pin set; thence 81° 46' 51" E, a distance of 311.95 feet to an iron pin set; thence N 69° 29' 11" E, a distance of 57.02 feet to an iron pin set; thence S 8° 13' 09" W, a distance of 77.96 feet to an iron pin set; thence N 81° 46' 51" W, a distance of 329.88 feet to an iron pin set; thence S 32° 09' 09" W, a distance of 37.78 feet to the beginning containing 0.47 acres more or less.

Being the same property conveyed to Randy E Woodard and wife, Beverly O Woodard, by Deed from Tommy L Cunningham and wife, Patricia A Cunningham, dated March 9, 1988, of record in Book 7488, Page 387, in the Register's Office for Davidson County, Tennessee.

Parcel Two (00700005200)
Land in Davidson County, Tennessee, being more particularly described, as follows:

Tract One:
Beginning at a point on the northwesterly margin of Highway 41-E, about 3-1/2 miles North of Goodlettsville, at the northwest corner of the property conveyed to Amos B. Crawford and wife, by deed from J. D. Greer and wife, of record in Book 1786 page 516, Register's Office for Davidson County, Tennessee; thence along said Crawford's northwesterly line, North 25 degrees 12' East 304 feet to a point in the line of Mrs. Leona Greer's Homeplace Tract; thence with her line North 61 degrees 57' West 109.63 feet to twin cedars; thence South 52 degrees 55' West 289.97 feet to the Northeast margin of said Highway 4-1E; thence with the margin of same South 51 degrees 52' East 84.42 feet, South 52 degrees 47' East 100 feet, and South 53 degrees 20' East 65.58 feet to the beginning.

Included in the above property description but expressly excluded from this conveyance is that property conveyed to the State of Tennessee by deed of record in Book 6099, page 697, and re- recorded in Book 6106, page 84, said Register's Office for Davidson County, Tennessee.

Tract Two:
Beginning at a point on North side of U.S. Highway 41, corner of Leona Greer, thence North 53 1/2 degrees East 156 feet to an iron marker; North 38 1/2 degrees West 76 feet to an iron marker; North 81 1/2 degrees West 106 1/2 feet to an iron marker; Sixty Four (64) degrees West 26 feet to a point middle of a culvert under Highway 41; (last two calls are down a drain) thence with edge of right of way of said highway South 45 degrees East 113 feet and 4 inches to the beginning, containing 0.43 acre, more or less.

Being the same property conveyed to Beverly O. Woodard and Randall E. Woodard, wife and husband, by Warranty Deed from Paula Ellen Joyner Clinard and Rebecca Ann Mongrain, dated April 17, 2019, of record in Instrument No. 20190829-0087229, in the Register's Office for Davidson County, Tennessee.

Parcel Three (00700021800)
Land in Davidson County, Tennessee, being more particularly described by a survey by Ray G Cole, Registered Land Surveyor No. 924, dated May 8, 1995, as follows:

Beginning at an iron pin set in the northeasterly margin of Highway 41 (S.R. 11), a corner to Benjamin Smith (deed book 4936, page 40), and being the most southwest corner of this tract, thence, leaving said highway and with the line of said Smith, N. 29 deg. 52' 45" E. 223.71 feet to an iron pin (found), corner to Smith and a corner to Randy E. Woodard (deed book 7488, page 387); thence, with the line of said Woodard, N. 30 deg. 20' 26" E. 118.90 feet to an iron pin (found); thence, continuing with said Woodard, N. 48 deg. 29' 31" E. 406.07 feet to a corner rock (found), corner to said Woodard and a corner to Charles E. Jones; thence, with said Jones, S. 85 deg. 47' 36" E. 181.00 feet to an iron pin set; thence, continuing with said Jones, S. 29 deg. 31' 20" W. 871.99 feet to an iron pin set in the margin of said highway, corner to said Jones; thence, with said highway, N. 47 deg. 39' 21" W. 306.35 feet to the beginning.

Being the same property conveyed to Randall E Woodard and wife, Beverly J Woodard, by Deed from Sandra C Luck, now known as Sandra L Crawford, dated July 3, 1995, of record in Book 9723, Page 245, in the Register's Office for Davidson County, Tennessee.

Parcel Four (00700005000)

Tract One:
Land in Davidson County, Tennessee, being more particularly described, as follows:

Beginning at the northwest corner of Tract No. 3 as described in deed from Callie Downing to John Paul Peay and wife, Lottie M. Peay, of record in Book 1349, page 206, Register's Office for Davidson County, Tennessee; thence North 87 deg. West 491 feet, more or less, to a stone, corner of the property conveyed to John Paul Peay and-wife, Lottie M. Peay by deed from Leona Greer of record in Book 2019, page 368, Register's Office for said County, the same being in Amos Crawford's line; thence North 2deg. East 10 feet to a post, corner of Blye in line of John Paul Peay, et ux line; thence South 87 deg. East 534 feet to a post; thence South 2deg. West 10 feet to a point in the northerly line at a Hackberry Tree of the said property conveyed to John Paul Peay and wife, Lottie M. Peay by deed from Calie Downing of

record in Book 1349, Page 206, Register's Office for said County; thence North 87 deg. West, 43 feet, and with the said northerly line of the said John Paul Peay and wife, Lottie M. Peay Tract No. 3 to the point of beginning.

Tract Two:
Land in Davidson County, Tennessee, being more particularly described according to a survey made April 3, 1944, by Lewis D Justin, Surveyor, as follows:

A tract of land situated on the Northerly side of Highway No. 41-E, beginning at a point, an elm; running thence South 53.20 deg. East 299.8 feet with Highway to a stake; thence North 37.50 deg. East 742 feet to a stake; thence North 20 deg. East 402.4 feet to a beech tree; thence West 309 feet to an oak; thence South 26 deg. West 899 feet to the beginning.

Being the same property conveyed to Beverly J Woodard and husband, Randall E Woodard, by Instrument for Correction of Warranty Deed from Charles E Jones and wife, Janie L Jones, dated November 15, 2007, of record in Instrument No. 20071227-0147786, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1607 Springfield Hwy, Goodlettsville, TN 37072 (Parcel 1), 1583 Springfield Hwy, Goodlettsville, TN 37072 (Parcel 2), and 1561 Springfield Hwy, Goodlettsville, TN 37072 (Parcel 4).

This is improved (___) unimproved (__X___) property known as 0 Springfield Hwy, Goodlettsville, TN 37072 (Parcel 3).

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 in 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.

Randy E Woodard Date: 2/8/24
Randy E Woodard

Beverly O. Woodard Date: 2/8/24
Beverly O Woodard

STATE OF Tennessee

COUNTY OF Robertson

Personally appeared before me, a Notary Public of said County and State, Randy E Woodard and Beverly O Woodard, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of February, 2024.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 1-20-27

NOTARY PUBLIC

My Commission Expires: 1/20/27

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/8/2024 (date of document).

Jennifer Russell
Affiant Signature

2/9/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9 day of February 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

