Karen Johnson Davidson County
Batch# 1110146 DEEDWARR
03/12/2024 12:36:30 PM 4 pgs
Fees: $23.00 Taxes: $563.96
20240312-0017121

Warranty Deed

CAITLIN MCKEIGHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $152,421.00. Affiant Subscribed and sworn to before me, this the 4th day of March, 2024. Notary Public My commission expires: 7-7-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Peter William Kimball	New Owner(s)	Part of 021 000 093 00
PO Box 121624		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **ADAM & JACOBSON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER WILLIAM KIMBALL, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land located in the 1st Council District of Davidson County, Tennessee, located approximately 5,900 feet southwest of the intersection Rawlings Road and Highway 41-A;

BEGINNING at an iron pin located in the northerly right-of-way of Rawlings Road, said iron pin also being the southwest corner of the Frankie Lee Moore property (Inst. No. 20100715-0055648, R.O.D.C.T.N.), Thence, leaving said right-of-way, North 12 degrees 10 minutes 02 seconds West, 592.63 feet to the center of Craighead Branch, being located 50.00 feet from an iron pin (witness) on the previous course;

Thence, along the center of Craighead Branch the following 6 calls:

North 33 degrees 50 minutes 11 seconds, East, 104.21 feet;

Thence, North 37 degrees 30 minutes 24 seconds East, 100.03 feet;

Thence, North 37 degrees 39 minutes 32 seconds East, 124.71 feet;

Thence, North 77 degrees 12 minutes 03 seconds East, 46.39 feet;

Thence, South 79 degrees 29 minutes 08 seconds East, 40.78 feet;

Thence, North 85 degrees 36 minutes 45 seconds East, 68.66 feet, being located 40 feet

from an iron pin (witness) on the following course;

Thence, leaving Craighead Branch, and with a new severance line, the following 2 calls:

South 02 degrees 18 minutes 37 West, 543.56 feet to an iron pin (set);

Thence, South 00 degrees 21 minutes 19 seconds West, 282.00 feet to an iron pin (set) in the northerly right-of-way of Rawlings Road;

Thence, along said right-of-way, the following calls:

South 84 degrees 10 minutes 51 seconds West, 108.76 feet;

Thence, with a curve to the left, having an arc length of 93.58 feet, a radius of 675.24 feet, a chord bearing of South 80 degrees 12 minutes 38 seconds West, a chord length of 93.51 feet to the POINT OF BEGINNING, containing 5.00 acres, more or less, according to a survey by Jeffrey A. Leopard, TN R.L.S. #2415, dated March 10, 2023.

BEING a portion of the same property conveyed to FRANKIE LEE MOORE, by Quit Claim Deed from PATRICIA MOORE SUTTON, DONNA MOORE STEIMLE, and TIMOTHY E. MOORE, of record in Instrument No. 20100715-0055648, in the Register's Office for Davidson County, Tennessee, dated July 15, 2010, and recorded on July 15, 2010.

The said FRANKIE LEE MOORE died intestate in Nashville, Tennessee, December 9, 2023. As affected by Probate Case No. 24-P-157, filed in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, appointing Donna M. Steimle and Patricia M. Sutton, as Administrator of the Estate of FRANKIE LEE MOORE.

Affidavit of Heirship of recording in Instrument No. 20240305-0015329, Register's office of Davidson County, Tennessee.

Being the same property conveyed to Adam & Jacobson Investments, LLC, a Tennessee Limited Liabilty Company, by Warranty Deed from Donna M. Steimle and Patricia M. Sutton, Co-Administrators & Heirs-at-law of the Estate of Frankie Lee Moore, of record in Instrument No. 20240305-0015330, in the Register's Office for Davidson County, Tennessee, dated March 4, 2024, and recorded on March 5, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 0 Rawlings Road, Joelton, TN 37080, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of March, 2024.

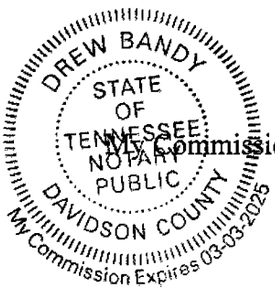
Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company

By: _____
Morgan Adam Less, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Morgan Adam Less, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 4th day of March, 2024.



_____
Notary Public

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **March 4, 2024** (date of document).

Affiant Signature

March 12, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 12th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25