Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
G-LPP24136

PREPARED BY ~~(AND RETURN TO):~~

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson
Batch # 1111277
03/14/2024 10:52:35 AM
Fees: $18.00 Taxes: $2,423.50

Davidson County
DEEDWARR
3 pgs

20240314-0017708

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DW) Title No.: 63540
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Liberty Pike Partners, a Tennessee General Partnership P.O. Box 92167 Nashville, TN 37209	NEW OWNER

TAX MAP PARCEL NUMBERS: 10303020400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$655,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Anthony Crow** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Liberty Pike Partners, a Tennessee General Partnership** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 24th Council District of Nashville, Davidson County, Tennessee, being the South part of an unnamed block of the J.G. Edward's Subdivision recorded in Book 1835, page 17, Register's Office for said County, more particularly described as follows:

Beginning in the East Right of Way of 51st Avenue North, 214 feet North of Nebraska Avenue; thence along said 51st Ave N 01° 36' 37" W, 51.45 feet to an iron pin; thence leaving said Avenue N 88° 44' 16" E, 158.36 feet to an iron pin; thence S 01° 15' 22" E, 52.3 feet to an iron pin; thence S 89° 02' 53" W, 158.05 to the point of beginning, containing 0.20 acre, more or less.

Being the same property conveyed to Nancy A. Anderson, unmarried, by Warranty Deed from J. R. Stewart and William T. Hardy, dated May 29, 1992 and recorded on June 4, 1992 of record in Book 8643, page 808, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 6, 2018, recorded February 12, 2018, of record in Instrument No. 20180212-0013568, said Register's Office, Nancy Ann Anderson conveyed subject property to William Anthony Crow, reserving a life estate in said property. The said Nancy Ann Anderson has since died.

This property was never used as the marital residence of the Grantor.

Description Reference: Described according to boundary survey by Patrick Coode and Company, LLC, Tennessee Surveyor license no. 855, dated January 29, 2024, File/Job No. 224-007.

This conveyance is subject to: Taxes for 2024, and subsequent years; All Matters shown on the Plan of record in Book 1835, page 17, said Register's Office.

This is improved property, known as 136 51st Avenue North, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of March, 2024.

William Anthony Crow

State of Tennessee

County of Davidson

On this 8th day of March, 2024, before me the undersigned authority, personally appeared William Anthony Crow, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $655,000.00.

Affiant

Sworn and subscribed before me this 8th day of March, 2024.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Notary

My Commission Expires: 07/09/24

NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1, URBAN AND SUBDIVISION LAND SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE. (EFFECTIVE JANUARY 4, 1992)
2. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15000 OR DOES NOT EXCEED 1/10 OF A FOOT OF POSITION ERROR AT ANY CORNER.
3. BEARING SYSTEM IS DERIVED FROM TN STATE PLANE COORDINATES (NAD83).
4. NUMBERS SHOWN THUS (00) PERTAIN TO DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 103-S.
5. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT FURNISHED TO SURVEYOR PRIOR TO SURVEY.
6. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT". THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT.
- UTILITIES NOT CHECKED. TENNESSEE ONE CALL 1-800-351-1111

EXISTING SITE & E.P.S.C PLAN

FOR

TONY CROW

LOCATED

136 51ST AVENUE NORTH
NASHVILLE, TENNESSEE 37209
DATE: JANUARY 29, 2024
SCALE: 1"=30'
FILE NO. 224-007

SHOWING

LOT "A" ON THE PLAN OF
J. G. EDWARDS SUBDIVISION
BOOK 1835, PAGE 17,
REGISTER'S OFFICE FOR DAVIDSON COUNTY

© 2024 PATRICK COODE

LEGEND

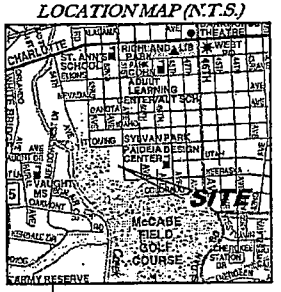
- PROPERTY LINE
- (P.U.& D.E.) PUBLIC UTILITY EASEMENT
- (M.B.S.L.) MINIMUM BUILDING SETBACK LINE
- FENCE LINE
- IRON PIN (OLD)
- IRON PIN (NEW)
- FIRE HYDRANT
- POWER POLE
- GAS METER
- WATER VALVE
- MAN HOLE
- DROP INLET

SCALE 1"=30'

15 0 30 60

PATRICK COODE AND COMPANY, LLC
144 SPRING VALLEY ROAD - NASHVILLE, TENNESSEE 37214
EMAIL: PSCOODE@COMCAST.NET PH: 615 874-1814

LOCATION MAP (N.T.S.)



REFER TO METRO STORMWATER MANAGEMENT MANUAL VOLUME 4 - BEST MANAGEMENT PRACTICES OF STORMWATER INFILL DEVELOPMENT & TEMPORARY CONSTRUCTION MANAGEMENT STANDARDS

EXISTING IMPERVIOUS AREA	
BUILDINGS	1,511.0 SQ.FT.
DRIVES, WALKS, A.C.'S	209.9 SQ.FT.
TOTAL I.A.	1,720.9 SQ.FT.

LOT AREA	IMPERVIOUS AREA TO LOT RATIO
8,207.1 SQ. FT. ±	21 %

AREA
8,207.1 SQ. FT. ±
0.2 A.C. ±

CONTEXTUAL STREET SETBACK

ADDRESS	SETBACK
140	40'
138	46.6'
134	48.3'
132	38'

SETBACK AVERAGE: 43.2'

ZONED OV-UZO - URBAN ZONING OVERLAY / RS7.5 WITHIN THE METROPOLITAN ZONING ORDINANCE.

SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

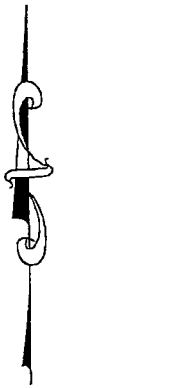
THIS ENTIRE PARCEL IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" ON NFIP COMMUNITY NO. 470040, PANEL NO. 0236J, DATED APRIL 5, 2017.

SURVEYOR'S CERTIFICATE

WE HEREBY STATE THAT THIS SURVEY HAS BEEN MADE USING THE PLAT OF RECORD, AS RECORDED IN BOOK 1835, PAGE 17, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND IS ACCURATE TO THE BEST OF OUR KNOWLEDGE, INFORMATION, BELIEF AND OUR PROFESSIONAL OPINION.

BY:





0 30 60

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SUBJECT SITE; INFORMATION MADE AVAILABLE BY THE RESPECTIVE UTILITY AND/OR PLAT(S) OF RECORD; OR OTHER SOURCES AS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE(S) THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES ON THIS TRACT OR PARCEL, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES AS SHOWN SHOULD BE DONE SO WITH THESE CIRCUMSTANCES CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.