WARRANTY DEED

Karen Johnson
Batch # 1115935
03/27/2024 11:59:57 AM
Fees: $18.00 Taxes: $677.10

Davidson County
DEEDWARR
3 pgs

20240327-0021326

BS-C-24-923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TN Properties, LLC	NEW OWNER	
(NAME)	(NAME)	120 00 0 031.00 120 13 0 001.00
201 Tammy Drive		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TALLULAH REALTY, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TN PROPERTIES, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT 1 - TAX MAP AND PARCEL NO. 12000003100

A TRACT OF LAND IN THE 2ND, FORMERLY THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 2 ON THE MAP SHOWING SUBDIVISION OF THE N. F. TURBEVILLE ESTATE, AS OF RECORD IN BOOK 547, PAGE 143, REGISTER'S OFFICE FOR SAID COUNTY, BEING TRACTS NOS. 1 AND 2 ON A SURVEY MADE BY Z. L. WILKINSON, SURVEYOR, APRIL 2, 1954, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF CURREY ROAD AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO ERNEST R. NEELY R. NEELY, JR. AND WIFE, BY DEED FROM THOMAS J. HUDSON AND WIFE, OF RECORD IN BOOK 2279, PAGE 502, SAID REGISTER'S OFFICE, BEING THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID 2 LOTS WESTWARDLY 386 FEET TO A POINT IN THE CENTER OF MILL CREEK; THENCE WITH THE CENTER OF SAME SOUTH 4 DEGREES 30 MINUTES EAST 16 FEET, AND SOUTH 6 DEGREES 30 MINUTES WEST 60 FEET TO AN IRON PIN IN THE CENTER OF SAID MILL CREEK WHICH IS ALSO WITHIN THE RIGHT-OF-WAY OF THE N. C. & ST. L. RAILROAD; THENCE SOUTH 75 DEGREES EAST 523.22 FEET TO THE WESTERLY MARGIN OF SAID CURREY ROAD; THENCE WITH SAME NORTHWARDLY 321.8 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM IS THAT PART OF THE LAND IN QUESTION WHICH WAS CONVEYED TO N. C. & ST. L. RAILWAY BY DEED FROM GLENN CHAPPELL AND WIFE, OF RECORD IN BOOK 1371, PAGE 331, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE BOUNDARY LINE BETWEEN LANDS BELONGING TO US AND THOSE OF T. E. WILLIAMS, WHICH IS 100 FEET NORTHWEST OF THE SOUTHEAST CORNER OF OUR LAND, IF MEASURED ALONG THE LAST MENTIONED BOUNDARY LINE AND 25 FEET SOUTHEAST OF THE LOCATED CENTER LINE OF THE NASHVILLE, CHATTANOOGA & ST. LOUIS RAILWAY'S VULTES SPUR TRACT AS STAKED ON THE AROUND IF MEASURED AT RIGHT ANGLES THERETO; THENCE NORTHWESTWARDLY WITH THE SAID BOUNDARY LINE BETWEEN OUR LANDS AND THOSE OF WILLIAMS, CROSSING SAID LOCATED CENTER LINE AT 30 FEET THROUGH SURVEY STATION 6-96, 59 FEET IN ALL, TO A STAKE WHICH IS 25 FEET NORTHWEST OF SAID LOCATED CENTER LINE IF MEASURED ALONG A LINE AT RIGHT ANGLES THERETO; THENCE NORTHEASTWARDLY, PARALLEL WITH AND AT ALL POINTS 25 FEET DISTANT FROM THE SAID LOCATED CENTER LINE, 124 FEET TO THE EAST BOUNDARY OF OUR LAND, THE SAME BEING THE WEST MARGIN OF CURREY ROAD; THENCE SOUTHWARDLY, WITH THE SAID EAST BOUNDARY LINE, CROSSING SAID LOCATED CENTER LINE AT 27 FEET, THROUGH SURVEY STATION 8-08, 54 FEET IN ALL TO A STAKE WHICH IS 25 FEET SOUTHEAST FROM THE SAID LOCATED CENTER LINE IF MEASURED AT

RIGHT ANGLES THERETO; THENCE SOUTHWESTWARDLY, PARALLEL WITH AND AT ALL POINTS 25 FEET DISTANT FROM SAID LOCATED CENTER LINE, 94 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 0.12 ACRES.

SUBJECT TO EASEMENT FOR RIGHT-OF-WAY OF N. C. & ST. L. RAILROAD LYING WITHIN BOUNDARIES OF PREMISES AS HEREIN DESCRIBED.

TRACT 2 - TAX MAP AND PARCEL NO. 12013000100

LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON, TENNESSEE, BEING PART OF LOT NO. 5 NORMAN D. RICHARDSON'S RE-SUBDIVISION, OF RECORD IN BOOK 2330, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT NO. 5; THENCE SOUTH 80 DEGREES AND 09 MINUTES EAST 202 FEET, MORE OR LESS, TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION WITH THE NORTH MARGIN OF THE VULTES SPUR RIGHT-OF-WAY 258.5 FEET TO A POINT; THENCE IN A NORTH-WESTERLY DIRECTION 182 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAID TRACT OF LAND BEING IN THE SHAPE OF A TRIANGLE.

TRACT 1 - TAX MAP AND PARCEL NO. 12000003100

Being the same property conveyed to Tallulah Realty, LLC, a Tennessee limited liability company from Laura Smith, Carla Quinlan and Roderick Crick by Warranty Deed dated 3|8|2024 and recorded on 3|25|2024 in Instrument No. 20240325-0020297, in the Register's Office for Davidson County, Tennessee.

TRACT 2 - TAX MAP AND PARCEL NO. 12013000100

Being the same property conveyed to Tallulah Realty, LLC, a Tennessee limited liability company from Laura Smith, Carla Quinlan and Roderick Crick by Warranty Deed dated 3|8|2024 and recorded on 3|25|2024 in Instrument No. 20240325-0020297, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2024 and subsequent years.
- Restrictions of record in Book 888, Page 102, in the Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 547, Page 143, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 2330, Page 174, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5243, Page 31 and Book 5243, page 34, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order in Settlement of Landowner Action - Lightnet Lines of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 923 Currey Road, Nashville, Tennessee 37217.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 8th DAY OF MARCH, 2024.

Tallulah Realty, LLC

BY: _____

Brenton Austin
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENTON AUSTIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TALLULAH REALTY, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of March, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212