Karen Johnson
Batch # 1116495
03/28/2024 02:21:32 PM
Fees: $18.00 Taxes: $1,794.50
Davidson County
DEEDWARR
3 pgs
20240328-0021709

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20 day of March, 2024.

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

(Affix Seal)

Notary Public

My Commission Expires: 03-16-26

2024-02-1523

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0M-C-24-0

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nathan Taylor Biondi, Susan Taylor Hamilton Biondi, Norman Eugene Biondi, and Harriet Lee Biondi P.O. Box 880 Apalachicola, FL 32329	OWNER	Part of Map/Parcel 168-00-0-047.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ronald D. Buck, a married man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Nathan Taylor Biondi and Susan Taylor Hamilton Biondi, husband and wife, and Norman Eugene Biondi and Harriet Lee Biondi, husband and wife, as joint tenants in common**, hereinafter called the GRANTEES, their heirs follows, to wit:

Surveyor's Description :

TRACT 2

Being a parcel of land in the 35th Council-Manic District within the General Services District of Metropolitan Nashville-Davidson County, Tennessee. Being generally located to the north of Highway 100, and Old Harding Pike, west of Lewis Road, south of Griffith Road, and east of Old Harding Lane. Being a portion of the property conveyed to Ronald D. Buck by deed of record In Instrument No. 20211104-0147701, Register's Office of Davidson County, Tennessee. Being more particularly described as follows:

BEGINNING at an Iron Rod (New) in the northerly right-of-way of Old Harding Pike N 85 degrees 12' 59" W, 193.66 feet from the northeasterly quadrant of the intersection of Highway 100 (66' Right-of-Way) and Old Harding Pike (50' Right-of-Way);

THENCE, with said Old Harding Pike N 85 degrees 12' 59" W, 193.66 feet to an Iron Rod (New); THENCE, with a severance line the following calls:

N 00 degrees 03'05" W, 1005.34 feet to an Iron Rod (New),
N 04 degrees 24' 42" E, 711.89 feet to an Iron Rod (New),
N 89 degrees 58' 55" E, 277.62 feet to an Iron Rod (New),

S 04 degrees 24' 42" W, 657.68 feet to an Iron Rod (New),
S 04 degrees 40' 17" W, 1079.20 feet to the POINT OF BEGINNING;
Containing 435,710 Square Feet or 10.00 Acres, more or less;
Prepared by Brad Taylor Thomas, RLS 2431 of Barge Design Solutions, Inc., File No. 3773300, dated December 14, 2021.

Being a portion of the same property conveyed to Ronald D. Buck by Warranty deed from Ann Marie Montz and Mary Lois Irene Cobb of record in Instrument No. 20211104-0147701 Register's Office for Davidson County, Tennessee, dated October 26, 2021 and recorded on November 04, 2021.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is unimproved property known as 0 Old Harding Pike, Nashville, TN 37221.

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, 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.

The property being herein conveyed has never been the principal residence of the Grantor's spouse.

{The remainder of this page is left blank intentionally.
Signature and Notary Acknowledgment appear on the following page.}

Effective the ____ day March, 2024.

Ronald D. Buck

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of March, 2024, before me personally appeared Ronald D. Buck, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of March, 2024.

Notary Signature
My commission expires: 12-08-2024

