Karen Johnson Davidson County
Batch # 1119098 DEEDWARR
04/04/2024 02:22:58 PM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20240404-0024017

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

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

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63514
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sarah E. Hargrove 6995 Old River Road Pike Nashville, TN 37209	NEW OWNER

TAX MAP PARCEL NUMBERS: 10100012500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$530,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David B. Guthrie, as Executor under the Last Will and Testament of Daniel G. Guthrie**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah E. Hargrove,** 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:**

BEING a tract of land lying in the 35th Civil District of Davidson County, Tennessee and is bound by Szypulski on the North, by Old River Road and Cullom on the East, by Cullom on the South and West and described more particularly as follows:

BEGINNING at an iron pin in the Old River Road (abandoned), said pin being located approximately 280' from the intersection of Old River Rd. (abandoned) and New River Rd., and also being the Northeast corner and beginning of the herein described Tract; Thence, following Old River Rd. S 37° 47' 26" E a distance of 236.63' to an iron pin; Thence, leaving Old River Rd., S 49° 09' 03" W a distance of 377.48' to an iron pin, being the southeast corner of this Tract; Thence, N 67° 10' 36" W a distance of 95.50' to an iron pin; Thence, N 53° 14' 05" W a distance of 191.05' to an iron pin; Thence, N 61° 57' 34" W a distance of 133.33' to an iron pin; Thence, N 53° 40' 05" W a distance of 197.78' to an iron pin, being the southwest corner of this Tract; Thence, N 00° 31' 12" E a distance of 237.97' to a 36" tree stump, being the northwest corner of this Tract; Thence, N 89° 39' 47" E a distance of 75.77' to a 14" cedar in a a fence line; Thence, N 70° 57' 12" E a distance of 101.47' to a 6" cedar snag in a fence line; Thence, S 61° 47' 53" E a distance of 238.43' to a 10" cedar stump in a fence line; Thence, S 54° 46' 19" E a distance of 55.11' to the top of a rock in a fence line; Thence, S 67° 00' 26" E a distance of 89.40' to a 16" cedar in a fence line; Thence, S 83° 19' 27" E a distance of 51.93' to a 6" tree in a fence line; Thence, N 80° 11' 05" E a distance of 97.21' to the point of beginning, containing 263,310.02 square feet +/-, or 6.16 acres more or less, according to a survey by Galyon Northcutt, Tennessee Land Surveyor No. 1529, dated March 20, 2024. SEE ATTACHED EXHIBIT "A", copy of said survey.

Being the same property conveyed to Daniel G. Guthrie and Celeste Freeland, as joint tenants with right of survivorship, by Warranty Deed from Barbara Gean Earley dated November 7, 2000 and recorded on November 14, 2000, of record in Inst. No. 20001114-0112852, Register's Office for Davidson County, Tennessee. The said Daniel G. Guthrie and Celeste Freeland have since died with Celeste Freeland predeceasing Daniel G. Guthrie. The Last Will and Testament of Daniel G. Guthrie of record in Case No. 23P1606 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed David B. Guthrie as Executor with full power to convey subject property.

Description Reference: Described according to boundary survey by Galyon Northcutt, Tennessee Surveyor TN PLS #1529 dated March 20, 2024.

This conveyance is subject to: Taxes for 2024, and subsequent years; Title to that portion of the premises embraced within the bounds of Old River Road; Property is located on a portion of Old River Road that is unimproved and not accepted for maintenance by the Metropolitan Government of Nashville and Davidson County; Easement for the flow of a creek over so much of the premises and may lie therein; Letter from the Metropolitan Health Department of record in Book 7448, page 5, said Register's Office and subsequent approval of record as Exhibit "A" to the deed of record in Inst. No. 20001114-0112852, said Register's Office.

This is improved property, known as 6995 Old River Road Pike, 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 2nd day of April, 2024.

Estate of Daniel Greer Guthrie
By: David B. Guthrie EXECUTOR
David B. Guthrie, Executor

State of Tennessee

County of Davidson

On this 2nd day of April, 2024, before me the undersigned authority, personally appeared Estate of Daniel Greer Guthrie, 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.

MARGARET H. TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H. Taylor
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: $530,000.00.

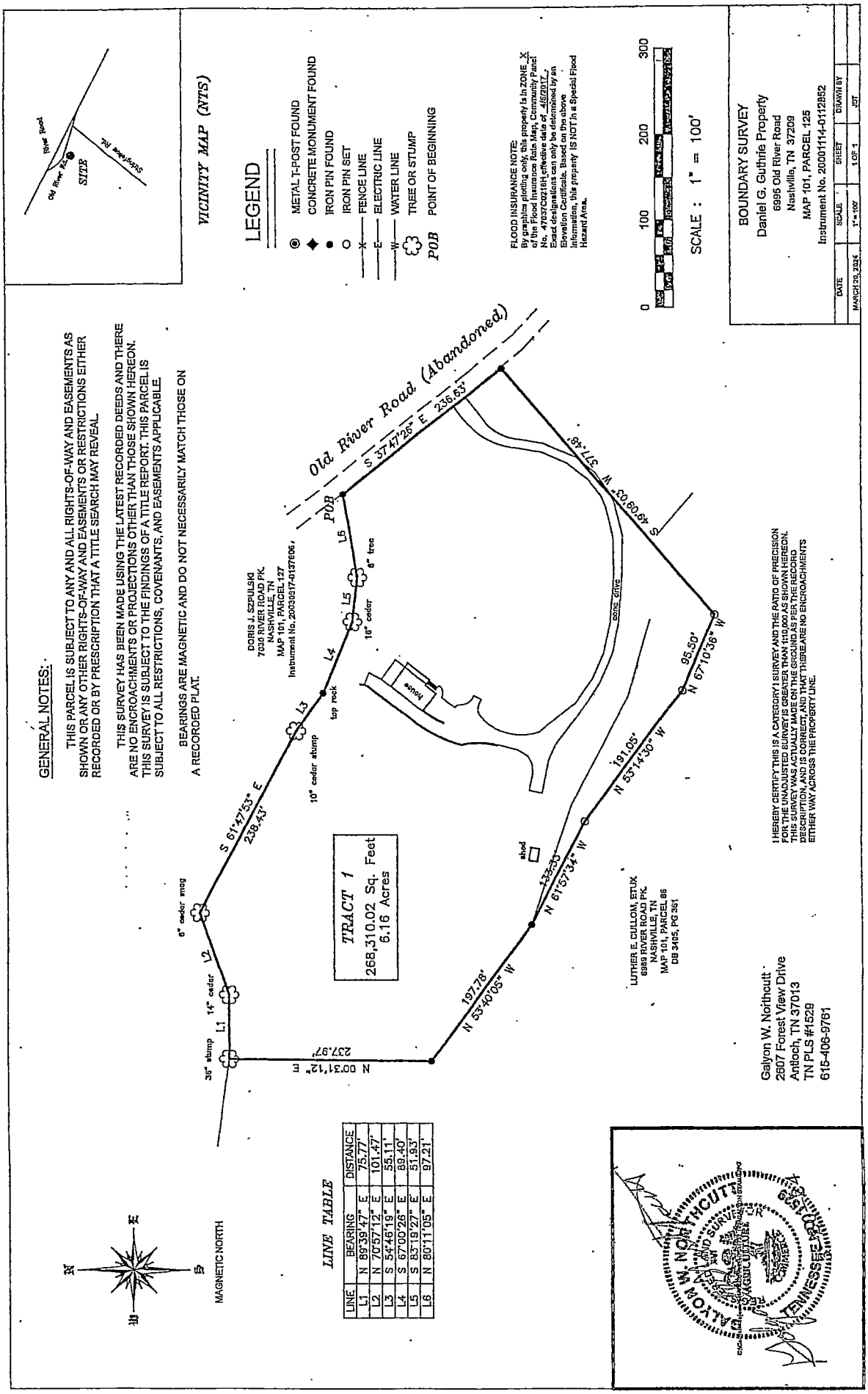
Alaina Woods
Affiant

Sworn and subscribed before me this 2nd day of April, 2024.

Debra Leist
Notary

My Commission Expires: DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

EXHIBIT "A"


VICINITY MAP (NTS)
Old River Road
SITE
Stony Brook Rd
LEGEND
METAL T-POST FOUND
CONCRETE MONUMENT FOUND
IRON PIN FOUND
IRON PIN SET
FENCE LINE
ELECTRIC LINE
WATER LINE
TREE OR STUMP
POB POINT OF BEGINNING
FLOOD INSURANCE NOTE:
By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 47037C0021H, effective date of 4/5/2017. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.
0 100 200 300
SCALE : 1" = 100'
BOUNDARY SURVEY
Daniel G. Guthrie Property
6995 Old River Road
Nashville, TN 37209
MAP 101, PARCEL 125
Instrument No. 20001114-0112852
DATE MARCH 29, 2024
SCALE 1"=100'
SHEET 1 OF 1
DRAWN BY JDT
GENERAL NOTES:
THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN OR ANY OTHER RIGHTS-OF-WAY AND EASEMENTS OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL.
THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.
BEARINGS ARE MAGNETIC AND DO NOT NECESSARILY MATCH THOSE ON A RECORDED PLAT.
Old River Road (Abandoned)
S 37°47'26" E 236.53'
POB
DORIS J. SZPULSKI
7030 RIVER ROAD PK.
NASHVILLE, TN
MAP 101, PARCEL 127
Instrument No. 20030917-0137606
L6
6" tree
L5
18" cedar
L4
top rock
L3
10" cedar stump
S 61°47'53" E
238.43'
6" cedar mag
L2
14" cedar
L1
36" stump
N 00°31'12" E
237.97'
TRACT 1
268,310.02 Sq. Feet
6.16 Acres
197.78'
N 53°40'05" W
LUTHER E. CULLOM, ETUX
6985 RIVER ROAD PK.
NASHVILLE, TN
MAP 101, PARCEL 66
DB 3405, PG 361
abnd
133.55'
N 61°57'34" W
191.05'
N 53°14'30" W
85.50'
N 67°10'36" W
S 49°03'03" W 377.48'
some drive
LINE TABLE
LINE | BEARING | DISTANCE
L1 | N 89°39'47" E | 75.77'
L2 | N 70°57'12" E | 101.47'
L3 | S 54°46'19" E | 55.11'
L4 | S 67°00'26" E | 89.40'
L5 | S 83°19'27" E | 51.93'
L6 | N 80°11'05" E | 97.21'
MAGNETIC NORTH
I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON. THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER THE RECORD DESCRIPTION, AND IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.
Galyon W. Northcutt
2807 Forest View Drive
Antioch, TN 37013
TN PLS #1529
615-406-9761
GALYON W. NORTHCUTT
2529
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE