G #37236-5 Box #14

WARRANTY DEED

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$74,500.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2024.

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

Karen Johnson
Batch # 1127750
04/26/2024 10:39:29 AM
Fees: $13.00 Taxes: $275.65

Davidson County
DEEDWARR
2 pgs

20240426-0030345

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert Andrew Policastro	**"NEW OWNER"**	**101-00-0-127-00**
PO Box 22784		
Nashville, TN 37202		

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, WE,

Brian F. Neihoff, a married man, and Bryan T. Neihoff, a married man, as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Andrew Policastro, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a tract of land as shown on property map 101 Assessor's office and lying in Metropolitan Davidson County, Tennessee. Bounded in general by River Road on the North; Michael Stevens on the East; Michael Stevens and Luther Cullum on the South and a 5.359 acre Duke tract 2 division on the West, more particularly described as follows:

BEGINNING at an iron pin set on the North margin (30 feet from the center) of River Road in the center of Old Abandoned Road, the Northwest corner of Michael Stevens (Deed Book 4093, Page 289, Register's Office of Davidson County, Tennessee); thence leaving River Road and with Stevens' West and North line for nine calls: First with Stevens and then with Luther Cullum (Deed Book 3405, Page 361, in the Register's Office of Davidson County, Tennessee), South 35 degrees 41 minutes 40 seconds East 278.99 feet to an iron pin set; thence leaving the Abandoned Road and with an ancient fence, South 82 degrees 34 minutes 54 seconds West 103.81 feet to a post; thence North 83 degrees 20 minutes 17 seconds West 47.21 feet to a post; thence North 65 degrees 00 minutes 57 seconds West 86.93 feet to a tree in the fence; thence North 54 degrees 25 minutes 11 seconds West 54.48 feet to a post; thence North 61 degrees 01 minutes 03 seconds West 237.46 feet to a cedar tree; thence South 72 degrees 58 minutes 11 seconds West 101.58 feet to a post; thence North 83 degrees 46 minutes 52 seconds West 160.74 feet to a tree in the fence; thence North 85 degrees 30 minutes 49 seconds West 61.06 feet to a tree in the fence; thence with Luther Cullum, North 87 degrees 44 minutes 06 seconds West 177.99 feet to a Hickory in the fence, the Southeast corner of Tract 2 (5.359 acres); thence leaving Cullum and with Tract 2 East line, North 34 degrees 30 minutes 31 seconds East 477.29 feet to an iron pin set on the South margin of River Road; thence leaving Tract 2 and with the margin of River Road and a curve to the right having the following characteristics: Delta- 05 degrees 29 minutes 56 seconds; Radius = 1859.89 feet; Arc = 178.50 feet; Tangent = 89.32 feet; Chord = South 59 degrees 48 minutes 20 seconds East 178.43 feet to a point; thence South 57 degrees 03 minutes 22 seconds East 463.41 feet to the point of beginning, containing 5.28 acres more or less, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, dated December 6, 1985.

BEING the same property vested in Brian F. Neihoff, a married man, and Bryan T. Neihoff, a married man, as tenants in common, by Warranty Deed dated March 21, 2024, from Doris J. Szypulski, an unmarried woman, of record in Instrument No. 20240326-0020926, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor(s) or their spouse(s).

THE conveyance of the above described parcel of land is subject to the following:

1) **Subject to the right-of-way of River Road and any other road which may lie on said premises.**

2) **No insurance is afforded as to the exact amount of acreage contained in the property described therein.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee herein and for the subsequent years, not yet due and payable.**

This is improved (____) Unimproved (__X_) property, known as: **7030 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 GRANTEES 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 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.

Witness my/our hand(s) this **25th** day of **April, 2024.**

Brian F. Neihoff
Brian F. Neihoff

Bryan T. Neihoff
Bryan T. Neihoff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Brian F. Neihoff,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **April, 2024.**

M Boyd
Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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