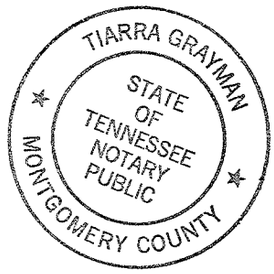
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22497-DJ



Karen Johnson Davidson County
Batch# 1130195 DEEDWARR
05/02/2024 02:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,061.90
20240502-0032369

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $287,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2024.

Notary Public
My Commission Expires: 10/11/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Blake Burrell 200 McArthur Drive Nashville TN 37115	New Owner	043-11-0-021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Thomas Joel Alexander, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William Blake Burrell, a single man,** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING A PARCEL OF LAND IN THE 9TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING BOUND ON THE NORTH BY LOPEZ, DEED INSTRUMENT NO. 202209120101926, BEING BOUND ON THE SOUTH BY THE NORTHERLY RIGHT OF WAY OF N DUPONT AVENUE, BEING BOUND ON THE WEST BY THE EASTERLY RIGHT OF WAY OF MCARTHUR DRIVE, AND BEING BOUND ON THE EAST BY O.I.C. HOMES CONDOMINIUMS, OF RECORD IN DEED INSTRUMENT NO. 202310250083486;

SAID PARCEL ALSO BEING LOT 79 OF AN UNRECORDED PLAN, AND BEING PART OF TRACT 13, ON THE SURVEY OF ANDERSON TRACT, OF RECORD IN BOOK 1130, PAGE 37, ALL OF RECORD AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY RIGHT OF WAY OF N DUPONT AVENUE, SAID POINT BEING AN IRON PIN FOUND, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE O.I.C. HOMES PROPERTY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH SAID NORTHERLY RIGHT OF WAY, N 83°23'04" W A DISTANCE OF 116.22'TO A CONCRETE MONUMENT FOUND IN THE RADIUS RETURN OF THE NORTHEASTERLY INTERSECTION OF N DUPONT AVENUE AND MCARTHUR DRIVE;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 31.50', WITH A RADIUS OF 20.27', WITH A CHORD BEARING OF N 38°31'51" W, WITH A CHORD LENGTH OF 28.42',TO AN IRON PIN SET IN THE EASTERLY RIGHT OF WAY OF MCARTHUR DRIVE;

THENCE WITH SAID RIGHT OF WAY OF MCARTHUR DRIVE, N 05°36'52" E A DISTANCE OF 44.86'TO AN IRON PIN SET, SAID PIN BEING THE SOUTHWESTERLY CORNER OF LOPEZ;

THENCE WITH LOPEZ S 83°26'00" E A DISTANCE OF 135.99'TO AN IRON PIN FOUND, SAID PIN BEING THE NORTHWESTERLY CORNER OF THE O.I.C. HOMES PROPERTY;

THENCE WITH THE O.I.C. HOMES PROPERTY S 05°35'19" W A DISTANCE OF 65.03' BACK TO THE POINT OF BEGINNING AND HAVING AN AREA OF 0.20 ACRES (8,750 SQUARE FEET) MORE OR LESS ACCORDING TO SURVEY. SURVEY DATED 4/26/2024

Being the same property conveyed to Thomas Joel Alexander, a married man by Warranty Deed from Billy Ray Cobb, married, dated August 30, 2022, recorded August 31, 2022, of record in Instrument No. 20220831-0097951, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This is ☒ improved or ☐ unimproved property located at: **200 McArthur Drive, Nashville, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2024.

GRANTOR:

Thomas Joel Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

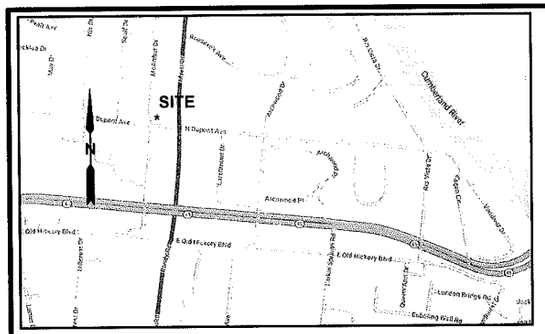
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas Joel Alexander, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of April, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

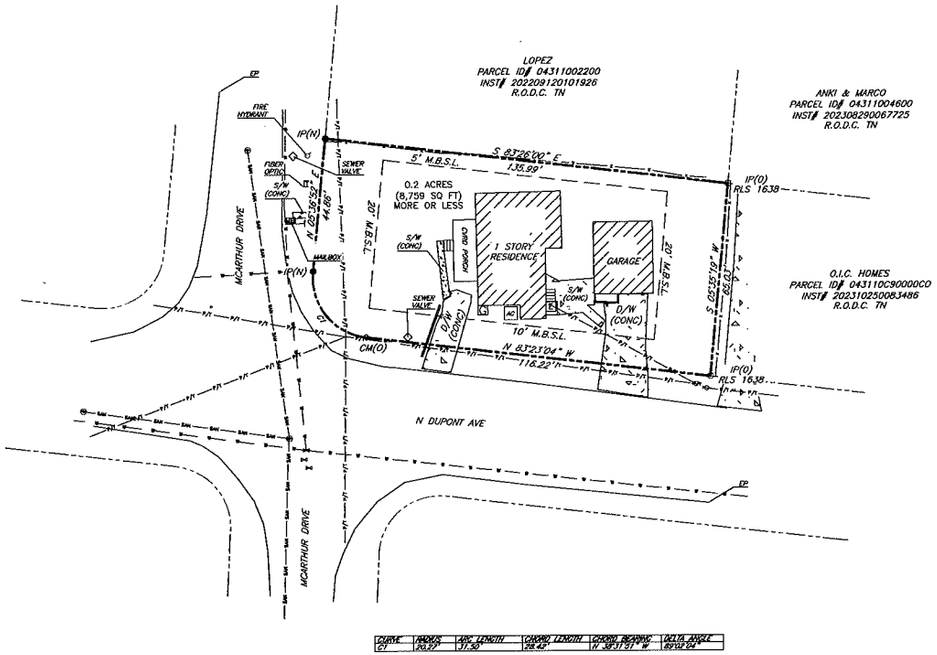
202405020032369



VICINITY MAP
NTS

GENERAL NOTES

1. NORTH ARROW BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) OBTAINED WITH STATIC GPS OBSERVATIONS.
2. UTILITIES SHOWN ON THIS SURVEY HAVE BEEN TAKEN FROM VISIBLE APPURTENANCES ON-SITE AND MAPS AVAILABLE TO THIS SURVEYOR AT THIS TIME. ALL CARE HAS BEEN TAKEN TO ACCURATELY SHOW THE UTILITIES HEREON; HOWEVER, IN TENNESSEE, IT IS A REQUIREMENT OF THE LAW TO LOCATE THE EXISTING UTILITIES BY CONTACTING TENNESSEE ONE-CALL (811) AT LEAST THREE WORKING DAYS BEFORE BEGINNING ANY EXCAVATING OR DIGGING.
3. SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL CLIENT(S) AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THIS SURVEYOR.
4. PROPERTY IS SUBJECT TO ALL EASEMENTS OR RIGHT OF WAYS RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL. A TITLE SEARCH REPORT WAS NOT PROVIDED TO THIS SURVEYOR.
5. MINIMUM BUILDING SETBACK LINES (M.B.S.L.) ARE SUBJECT TO CHANGE PENDING UNKNOWN OR UNFORESEEN CHANGES TO THE SURVEYOR AT THIS TIME (e.g., LOT CONSOLIDATION).
6. NO PORTION OF THIS PROPERTY LIES WITHIN THE DESIGNATED SPECIAL FLOOD ZONE AREAS ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 47037C0139H, DATED 4/5/2017.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.27'	31.50'	28.42'	N 38°31'51" W	89°02'04"

SURVEYOR'S DESCRIPTION

BEING A PARCEL OF LAND IN THE 9TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING BOUND ON THE NORTH BY LOPEZ, DEED INSTRUMENT NO. 202209120101926, BEING BOUND ON THE SOUTH BY THE NORTHERLY RIGHT OF WAY OF N DUPONT AVENUE, BEING BOUND ON THE WEST BY THE EASTERLY RIGHT OF WAY OF MCARTHUR DRIVE, AND BEING BOUND ON THE EAST BY O.I.C. HOMES CONDOMINIUMS, OF RECORD IN DEED INSTRUMENT NO. 202310250083486; SAID PARCEL ALSO BEING LOT 79 OF AN UNRECORDED PLAN, AND BEING PART OF TRACT 13, ON THE SURVEY OF ANDERSON TRACT, OF RECORD IN BOOK 1130, PAGE 37, ALL OF RECORD AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE, WITH SAID NORTHERLY RIGHT OF WAY, N 83°23'04" W A DISTANCE OF 116.22'TO A CONCRETE MONUMENT FOUND IN THE RADIUS RETURN OF THE NORTHEASTERLY INTERSECTION OF N DUPONT AVENUE AND MCARTHUR DRIVE;

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THENCE WITH LOPEZ S 83°26'00" E A DISTANCE OF 135.99'TO AN IRON PIN FOUND, SAID PIN BEING THE NORTHWESTERLY CORNER OF THE O.I.C. HOMES PROPERTY;

THENCE WITH THE O.I.C. HOMES PROPERTY S 05°35'19" W A DISTANCE OF 65.03' BACK TO THE POINT OF BEGINNING AND HAVING AN AREA OF 0.20 ACRES (8,750 SQUARE FEET) MORE OR LESS ACCORDING TO SURVEY.

I, THOMAS W. CROW, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(A) TYPE OF SURVEY: BASE/ROVER RTK
(B) POSITIONAL ACCURACY: 0.05 FEET
(C) DATE OF SURVEY: 4/23/2024
(D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
(E) PUBLISHED/FIXED CONTROL: OPUS
(F) GEOID MODEL: NGS2018
(G) COMBINED GRID FACTOR: N/A – 1.000000

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE UNADJUSTED CLOSURE RATIO IS BETTER THAN 1' IN 10,000 FEET AS SHOWN HEREON.

4/26/2024
THOMAS W. CROW — DATE
TENN. REGISTERED — 2758

811 Know what's below. Call before you dig.

N

TN STATE PLANE (NAD83)

0 20 40 60

LEGEND

- POWER POLE
- WATER METER
- WATER VALVE
- MANHOLE
- MAIL BOX
- GAS METER
- ELEC METER
- SANITARY LINE
- OVERHEAD POWER/TEL
- WATER LINE
- WALL
- PROPERTY LINE
- FENCE LINE

PROPERTY INFORMATION:

TOTAL AREA: 0.2 ACRES (8,759 SQUARE FEET) MORE OR LESS

OWNER: THOMAS JOEL ALEXANDER, A MARRIED MAN

LOCATION: 200 MCARTHUR DRIVE
MADISON, TN 37115
9TH COUNCIL DISTRICT
DAVIDSON COUNTY, TENNESSEE

RECORDS: PARCEL ID# 04311002100
INSTRUMENT# 202208310097951
LOT 79 OF AN UNRECORDED PLAN, AND BEING PART OF TRACT NO. 13 ON THE SURVEY OF ANDERSON TRACT
PLAT BOOK 1130, PAGE 37
R.O.D.C., TN

ZONING: RS7.5

NOTE: BECAUSE ZONING REQUIREMENTS MAY REQUIRE INTERPRETATION, WE REFER YOU TO THE METROPOLITAN ZONING ORDINANCE AND THE CODES DEPARTMENT

BOUNDARY SURVEY OF

200 MCARTHUR DRIVE

9TH COUNCIL DISTRICT
MADISON & DAVIDSON COUNTY, TENNESSEE

CROW LAND SURVEYING
210 OLD HICKORY BLVD, UNIT #17
NASHVILLE, TN 37221
C - (615) 948-9021 PH - (615) 448-7760
crowlandsurvey@gmail.com

24-028 – Crye-Leike Realtors – 200 McArthur Drive, 37115

20240502003236 9

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/30/24.

Affiant Signature – Joshua A. Terry

5/1/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/1/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27