Karen Johnson Davidson County
Batch# 1140615 DEEDWARR
05/29/2024 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20240529-0039710

2024-0317

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-1585

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of May, 2024

Notary Public

Commission Expires: 1-21-26

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Haury & Smith Contractors, Inc ~~4514 Granny White Pike~~ ~~Nashville, TN 37204~~ 7065 Moores Lane, Suite 300 Brentwood, TN 37027	7065 Moores Lane Suite 300 Brentwood, TN 37027	131-12-0-046.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Jerry Ronald Atnip, a single man, Larry Wayne Atnip, a single man and Regina Kay Atnip Smith, a married woman,
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Haury & Smith Contractors, Inc
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:

A tract of land in the 1st Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc., Project No. 23-035 and dated 09/15/2023, and being more particularly described as follows:

Beginning at an existing concrete monument on the easterly right-of-way of Granny White Pike (80' R/W) said point being the northwesterly corner of the herein described tract; said corner being S 15deg26'10" W 156.80 feet of an existing iron pin at the common corner of Lot 30 and Lot 31, Lea-Gran Estates of record in Plat Book 2083, Page 88; said existing concrete monument also having State Plane Coordinates of N – 641,039.4471 E – 1,731,565.8815 and proceeding,

1. Leaving said easterly right-of-way of Granny White Pike and with the southerly boundary of Lot 31, Lea-Gran Estates S 82deg49'03" E 383.48 feet to an existing iron pin; thence,

2. S 82deg52'45" E 31.26 feet to an existing concrete monument; thence,

3. With the westerly boundary Lot 28, Lea-Gran Estates S 10deg36'55" W 117.39 feet to an existing iron pipe at the northeasterly corner of Lot 2, Battery Park of record in Plat Book 3106, Page 102 R.O.D.C. TN; thence,

4. With the northerly boundary of Lot 2 N 83deg11'33" W 426.75 feet to an existing concrete monument on the easterly right-of-way of Granny White Pike; thence,

5. With said easterly right-of-way of Granny White Pike N 16deg11'44" E 121.44 feet to the point of beginning.

Containing 49,857 square feet or 1.14 acres more or less.

Being the same property conveyed to Billy M. Atnip by Warranty deed from LaNieve C. Coles of record in Instrument No. 20111006-0077570 Register's Office for Davidson County, Tennessee, dated September 29, 2011 and recorded on October 6, 2011. The said Billy M. Atnip died on August 20, 2021. Reference is made to his Last Will and Testament admitted to probate in Docket No. 22PR-12177, in the Chancery Court of Williamson County, Tennessee, Probate Division, in which he names Jerry Ronald Atnip and Larry Wayne Atnip as Co-Executors and Jerry Ronald Atnip, Larry Wayne Atnip, and Regina Kay Atnip Smith as devisees.

Being the same property conveyed to Jerry Ronald Atnip, Larry Wayne Atnip and Regina Kay Atnip Smith by Quitclaim deed from Jerry Ronald Atnip and Larry Wayne Atnip, Individually and as Co-Executors of the Estate of Billy Marion Atnip and Regina Kay Atnip Smith of record in Instrument No. 20221219-0130678 Register's Office for Davidson County, Tennessee, dated December 12, 2022 and recorded on December 19, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4514 Granny White Pike, Nashville, TN 37204

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 so 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. 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.

Dated this the 24th day of May, 2024.

Jerry Ronald Atnip

Larry Wayne Atnip

Regina Kay Atnip Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of May, 2024, before me personally appeared Jerry Ronald Atnip, Larry Wayne Atnip, Regina Kay Atnip Smith, 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 24th day of May, 2024.

Notary Signature
My commission expires:

JOSHUA TERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/7/27
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 24th day of May, 2024

K. Thomas Sidwell
Date: 5-24-24

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 24 day of May, 2024

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

