Box 10-B

Karen Johnson Davidson County
Batch # 1141136 DEEDWARR
05/31/2024 09:53:05 AM 2 pgs
Fees: $13.00 Taxes: $3,881.49
20240531-0040398

LEE A. COHEN 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 **$1,049,050.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PLUM OPERATIONS LLC	**SAME**	**026-00-0-027.00**
(NAME) **203 POINT EAST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARY NELL RAGER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PLUM OPERATIONS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 10th Civil District, Nashville, Davidson County, Tennessee, bounded on the southeast by Liberty Lane and located generally north of Gallatin Road, and more particularly described as follows:

Beginning at a point in the northerly margin of Liberty Lane, also the southwest corner of J.S. Wooten property, as of record in book 4167, page 998, Register's Office for Davidson County, Tennessee; Thence along said lane, S. 58 deg. 58' 45" W. 146.88 feet to a point; thence, N. 24 deg. 12' 36" W, 868.19 feet to a pipe; thence N. 23 deg. 56' 16" W. 114.87 feet to a 3/4" pipe; thence, S. 67 deg. 32' 04" W, 310.55 feet to a 3/4" pipe; thence, N. 05 deg. 17' 01" W, 417.69 feet to an iron pin; thence N. 72 deg. 31' 13" E. 383.56 feet to an iron pin; thence, S. 16 deg. 40' 10" E. 462.50 feet to a 3/4" pipe by post; thence S. 24 deg. 12' 36" E. 866.75 feet to the point of beginning. containing 7.03 acres, more or less.

Being the same property conveyed to BOBBY EUGENE RAGER & WIFE, MARY NELL RAGER, by deed from DENNEY COARSEY, TRUSTEE, of record in Book 4936, Page 245, dated July 28, 1975, said Register's Office. BOBBY EUGENE RAGER having since died leaving MARY NELL RAGER as surviving tenant by the entirety.

This conveyance is subject to Utility Easement of record in Book 7396, page 315, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **203 LIBERTY LANE, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 hand this 30th day of May, 2024.

Mary Nell Rager

MARY NELL RAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Mary Nell Rager,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of May, 2024.

My Commission Expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public