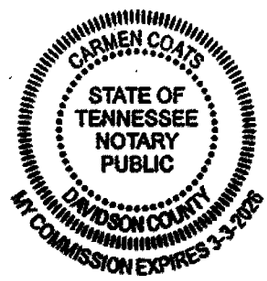
Karen Johnson Davidson County
Batch# 1149551 DEEDWARR
06/20/2024 03:45:30 PM 4 pgs
Fees: $23.00 Taxes: $7,585.00
20240620-0046529

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,050,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of June, 2024.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Timothy Pereira Carissa M. Pereira	Timothy Pereira Carissa M. Pereira	158-00-0-004.00 & 158-00-0-088.00
2207 Old Hickory Boulevard	2207 Old Hickory Boulevard	
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHARDSON M. ROBERTS, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY PEREIRA AND CARISSA M. PEREIRA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
Being a tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey made February 22, 1963, by Turner Engineering Company, Inc. as follows:

From a point in the center of Old Hickory Boulevard and the center of a bridge over Otter Creek, North 71 degrees 35 minutes West a distance of 975 feet with the center of Old Hickory Boulevard to a point, said point being the intersection of the center lines of Old Hickory Boulevard and a proposed 50-foot road; thence with the center line of said proposed 50-foot road , South 18 degrees 25 minutes West a distance of 80 feet to a point; thence around a 949.17-foot-radius curve to the left a distance of 179.47 feet to a point; thence South 7 degrees 35 minutes West a distance of 140.53 feet to a point; thence around a 406.1-foot radius curve to the right a distance of 448.18 feet to a point; thence South 70 degrees 49 minutes west a distance of 70 feet to a point; thence South 19 degrees 11 minutes east a distance of 25 feet to an iron pin in the southerly margin of aforesaid proposed 50-foot road, the point of beginning of the R. L. Alexander property to be described: thence, North 70 degrees 49 minutes east a distance of 70.0 feet to an iron pin; thence around a 431.1-foot-radius curve to the left a distance of 110.1 feet to an iron pin; thence South 33 degrees 49 minutes east a distance of 405.0 feet to the center of Otter Creek; thence with the meanderings of Otter Creek downstream as follows: South 49 degrees 45 minutes west a distance of 80.19 feet; South 81 degrees 16 minutes west a distance of 52.19 feet; South 86 degrees 11 minutes west a distance of 88.25 feet to a point; thence leaving Otter Creek, South 70 degrees 49 minutes west a distance of 70.0 feet to an iron pin in a fence; thence North 19 degrees 11 minutes west a distance of 373.6 feet to the point of beginning and containing 2.08 acres, more or less.

There is conveyed herewith an easement for ingress and egress to said property from Old Hickory Boulevard along 50-foot private road described in preliminary plan of subdivision prepared by Turner Engineering Company, Inc., dated February 28, 1963, and right of approval of subdivision plans that is a covenant running with the land and which is set forth in deed of record in Book 3508, Page 247, and modified in deed of record in Book 3644, Page 186, Register's Office for said county.

Being a portion of the same property conveyed to Richardson M. Roberts by Warranty Deed from Thomas F. Stovall and spouse, Virginia G. Stovall of record in Instrument No. 20051206-0146561, in the Register's Office for Davidson County, Tennessee, dated November 30, 2005 and recorded on December 06, 2005.

TRACT 2:
Being a small tract or parcel of land lying in the 34th Council District of Metropolitan Nashville and Davidson County, Tennessee, said tract being located 930 feet south of Old Hickory Boulevard at the south terminus of a 50 ft. wide private access road, and said tract is adjacent to, and north of, Otter Creek, and being further described as follows;

Beginning at an iron pin being the north corner of the herein described property, and said point of beginning is located as follows: beginning at a point at the intersection of Hillsboro Pike and Old Hickory Blvd., thence with the center of Old Hickory Blvd. North 71 degrees 30 minutes West 2,175 feet, more or less, to the point of intersection of Old Hickory Blvd, and the center line of the aforementioned 50 ft. wide private access road; thence southwestwardly and around a curve with the center of said access road 930 feet to the south terminus of said private access road; thence South 19 degrees 11 minutes 00 seconds East 25.00 feet to an iron pin being the point of beginning for this tract, and also being the northeast corner of TRACT 2, of 9.4 acres conveyed to William Richardson in four tracts of record in Instrument Number 20060210-0016823, Register's Office for Davidson County, Tennessee; thence from said point of beginning with William Richardon's east property line (TRACT 2) and the west property line of a 2.08 acre tract conveyed to Richardson M. Roberts, of record in Instrument Number 20051206-0146561, South 19 degrees 11 minutes 00 seconds East 290.80 feet to a point in the center of Otter Creek; thence with a new line and with the center of Otter Creek downstream for the following four calls: North 45 deg 44 min 35 sec West 28.0 feet to a point; thence North 20 deg 20 min 00 sec West 70.0 feet to a point; thence North 55 deg 00 min 00 sec West 26.0 feet to a point; thence South 75 deg 00 min 00 sec West 45.0 feet to a point; thence leaving Otter Creek and with a new line North 4 deg 10 min 30 sec East 186.70 feet to the point of beginning, and containing 0.184 acres, or 8,040 square feet.

Being the same property conveyed to Richardson M. Roberts by Quitclaim Deed from William Richardson of record in Instrument No. 20061101-0135635, in the Register's Office for Davidson County, Tennessee, dated October 31, 2006 and recorded on November 01. 2006.

TRACT 3:
Being a tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a survey dated April 16, 1971, revised April 25, 1971 by George W. Watkins of Lots 9-13-14-15 and part of 16 on the unrecorded plan of the Anderson Property by Turner Engineering Company dated February 18, 1963, as follows:

From a point in the center of Old Hickory Boulevard and the center of a bridge over Otter Creek, North 71 degrees 35 minutes west a distance of 975 feet with the center of Old Hickory Boulevard to a spike at the intersection of the center lines of Old Hickory Boulevard and a 50-foot private road; thence with the center line of said 50-foot private road, South 18 degrees 25 minutes west a distance of 170 feet to a point; thence, South 7 degrees 35 minutes west a distance of 480.53 feet to a point within the land herein conveyed; thence South 70 degrees 49 minutes west a distance of 143.97 feet to a point; thence South 33 degrees 49 minutes east a distance of 11.4 feet to a spike, the point of beginning of the property herein conveyed, the same being lot 13 on the aforementioned survey; thence South 33 degrees 49 minutes east 405 feet to the center of Otter Creek; thence with the meanderings of Otter Creek as follows: North 32 degrees east 66 feet to a point; thence North 72 degrees east 62 feet to a point; North 24 degrees 30 minutes west 183.5 feet to a point; thence leaving Otter Creek, North 54 degrees 32 minutes west 351 feet; thence around a 406.1-foot-radius curve 154.8 feet along the southeasterly margin of said 50-foot private road to the point of beginning, and containing 2.00 acres, more or less.

Being a portion of the same property conveyed to Richardson M. Roberts by Warranty Deed from Thomas F. Stovall and spouse, Virginia G. Stovall of record in Instrument No. 20051206-0146561, in the Register's Office for Davidson County, Tennessee, dated November 30, 2005 and recorded on December 06, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2207 Old Hickory Boulevard, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of June, 2024.

Richardson M. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richardson M. Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of June, 2024.

Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Memree Roberts, spouse of Richardson M. Roberts, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Memree Roberts

STATE OF FLORIDA
COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Memree Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of June, 2024.

Notary Public

My Commission Expires:

JOHN ROBY
Notary Public - State of Florida
Commission # HH 038258
My Comm. Expires Sep 21, 2024
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 13, 2024**.

Affiant Signature

June 17, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25