Karen Johnson Davidson County
Batch# 1154041 DEEDWARR
07/03/2024 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20240703-0050280

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547894**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $825,000.00. Affiant Subscribed and sworn to before me, this 11th day of June, 2024. Notary Public My Commission Expires: 5-9-26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Shane McSimov 4018B Lealand Lane Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 030 00 0 195.00 030 00 0 196.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marion Lynne Holliday, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shane McSimov**, unmarried ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, described as follows:

TRACT 1:
BEGINNING at a point in the centerline of Bear Hollow Road, the same being the southeast corner of a 10 acre tract heretofore conveyed to Dennis W. Waide; thence with Waide's east line, North 3 deg. 50 min. 04 sec. East 1329.74 feet to an iron pin; thence South 87 deg. 26 min. 16 sec. East 324.97 feet to an iron pin; thence South 3 deg. 50 min. 04 sec. West 1349.30 feet to a point in the centerline of said road; thence with the centerline of said road around a curve having a radius of 786.20 feet, 69.29 feet and North 83 degrees 27 minutes 04 seconds West 255.91 feet to the beginning, containing 10 acres, more or less, according to a survey of Randolph Chapdelaine, Number 1444, dated March 6, 1985.

TRACT 2:
BEGINNING at a point in the centerline of Bear Hollow Road, the same being the southeast corner of a 10 acre tract heretofore conveyed to James I. Caldwell, III (as said to have been conveyed to Dennis W. Waide, etux in earlier deeds); thence with the centerline of said road, South 83 deg. 27 min. 04 sec. East 255.91 feet to an iron pin and around a curve having a radius 786.20 feet, 69.29 feet to a point, the beginning point of the property herein conveyed; thence leaving the centerline of said road, North 3 deg. 50 min. 04 sec. East 400 feet to an iron pin; thence North 78 deg. 01 min. 12 sec. East 511.53 feet to an iron pin; thence North 3 deg. 50 min. 04 sec. East 39.74 feet to an iron pin; thence North 81 deg. 56 min. 49 sec. East 558.28 feet to an iron pin; thence South 7 deg. 5 min. 45 sec. East 338.21 feet to a point in the center of said road; thence with the centerline of said road, South 73 deg. 49 min. 21 sec. West 921.20 feet to a point and around a curve having a radius of 786.20 feet, 242.56 feet to the beginning, containing 9.91 acres, more or less, according to survey of Randolph Chapdelaine, Number 1444, dated March 6, 1985.

INCLUDED in the above description but expressly EXCLUDED herein is the following lot heretofore conveyed to Bud Stedman and wife, Georgia Stedman by deed of record in Book 7236, Page 890, Register's Office for Davidson County, Tennessee, ans subsequently conveyed to numerous others through the years. The EXCLUDED land is in Davidson County, Tennessee and is described as follows, to-wi:

BEING Lot No. 1 on the Plat od Subdivision of a portion of the Bud Stedman, et al, Property recorded in Plat Book 6200, Page 470, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

GRANTOR further conveys to GRANTEES, their heirs or assigns, an ingress, egress and utilities easement across adjoining property owned by the grantor, as shown on a survey drawing attached hereto as Exhibit A and being more specifically and particularly described as follows:

BEGINNING at a point on the southern margin of Bear Hollow Hill Road 50 feet easement and the easterly margin of the property of Anderson-Tomlinson Properties, a Tennessee General Partnership, said point being South 03 deg. 50 min. 04 sec. West 508.04 feet from an iron pin at the northeastern corner of Tract #1 of the property conveyed to Eaglemark Enterprises, LLP of record in Instrument Number 20000522-0051221, Register's Office for Davidson County, Tennessee, and thereafter conveyed by Deed of Correction to Anderson-Tomlinson Properties, a Tennessee General Partnership, of record in Instrument Number 20011019-0114126, said Register's Office (Map 22, Parcel 195, TAODCT); thence along the easterly margin of Tract #1 South 03 deg. 50 min. 04 Sec. West, 441.26 feet to an iron pin at the northwest corner of Tract #2 of the property conveyed to Eaglemark Enterprises, LLP, by deed of record in Instrument Number 20000522-0051221, Register's Office for Davidson County, Tennessee, and thereafter conveyed by Deed of Correction to Anderson-Tomlinson Properties, a Tennessee General Partnership, of record in Instrument Number 20011019-0114126, said Register's Office (Map 30, Parcel 196, TAODCT); thence continuing along said easterly margin South 03 deg. 50 min. 04 sec. West 100.00 feet to an iron pin; thence North 86 deg. 09 min. 56 sec. West, 50.00 feet to an iron pin; thence North 03 deg. 50 min. 04 sec. East 581.22 feet to a point at the southern margin of Bear Hollow Hill Road 50 feet easement; thence South 47 deg. 32 min. 39 sec. East 64.00 feet to the beginning.

Being the same property conveyed to Marion Lynne Holliday by Warranty Deed from Laura Moffitt and husband, William Moffitt, of record in Instrument No. 20131122-0120375, Register's Office for Davidson County, Tennessee, dated November 06, 2013 and recorded on November 20, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Henry Floto Estate, as recorded in Plat Book 421, Page(s) 147.

Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Book 6522, Page 546.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20040716-0085140.

Easement recorded in Book 6503, Page 736; Book 6522, Page 546 and Instrument No. 20131122-0120374.

Application for Greenbelt Assessment - Forest recorded in Instrument Nos. 20110429-0033005, 20140107-0001840.

Rights of the public to the use of that part of the land described herein within the bounds of Bear Hollow Road.

No coverage is provided as to the amount of acreage or square footage of the land.

Easement for the flow of the waters of Unknown, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

This is improved property located at 3728 Bear Hollow Road Joelton TN 37080

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 11th day of June, 2024.

Marion Lynne Holliday

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marion Lynne Holliday, 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, at office, this 11th day of June, 2024.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-09-2026

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 11, 2024**.

Affiant Signature

June 28, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 28th 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