Karen Johnson Davidson County
Batch# 1159676 DEEDWARR
07/18/2024 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $55.50
20240718-0054337

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Cameron Frederick Smart 8745 Old Charlotte Pike Pegram, TN 37143	Cameron Frederick Smart 8745 Old Charlotte Pike Pegram, TN 37143	101 00 0 010.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bruce Allen Barnes and Tommy Barnes, as tenants in common** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Cameron Frederick Smart, a single man**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as River Road Pike, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

BRUCE ALLEN BARNES
TOMMY BARNES
RIVER ROAD PIKE

1.09 ACRES

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 101, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY RIVER ROAD PIKE ON THE SOUTH; ROBERT SISEMORE ON THE WEST, NORTH AND EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
(BEARINGS BASED ON TENNESSEE STATE PLANE NORTH)
COMMENCING AT AN EXISTING ¾" WITNESS IRON PIPE "KEETON" (N:658607.25 E:1687555.13) ON THE NORTH SIDE OF RIVER ROAD PIKE AND BEING IN THE WEST PROPERTY LINE OF ROBERT SISEMORE (REF, INSTRUMENT# 20101004-0079322 R.O.D. C.- PROPERTY MAP 101 PARCEL 6) THENCE S77°47'53"E 90.53' TO AN EXISITNG ¾" WITNESS IRON PIPE "KEETON" (N:658588.12
E:1687643.61), THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT:
FROM THE TRUE POINT OF BEGINNING WITH SISEMORE'S WEST, NORTH AND EAST LINES N07°09'55"E 58.57' TO AN EXISTING ¾" IRON PIPE "KEETON"; THENCE 76°56'16"E 201.93' TO AN EXISTING ¾" IRON PIPE "KEETON"; THENCE S41°31'26"E 239.02' TO AN EXISTING ¾" IRON PIPE "KEETON"; THENCE S65°10'30"W PASSING AN EXISTING ¾" WITNESS IRON PIPE "KEETON" AT 110.28' IN ALL 142.05' TO A POINT IN THE CENTER OF RIVER ROAD PIKE; THENCE WITH THE CENTER OF SAID ROAD N43°08'06"W 122.65' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:
DELTA= 29°38'46" RADIUS= 356.66' ARC= 184.54' CHORD= N57°57'29"W 182.49' TO A POINT; THENCE LEAVING THE ROAD WITH SISEMORE'S EAST LINE N07°09'55"W 40.10' TO THE TRUE POINT OF BEGINNING, CONTAINING 1.09 ACRE, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED JUNE 25, 2024.

BEING A PORTION OF THE SAME PROPERTY CONVEYED BY EXECUTOR'S QUITCLAIM DEED TO BRUCE ALLEN BARNES AND TOMMY BARNES, AS TENANTS IN COMMON, FROM THE ESTATE OF RUTH BARNES FELKER, DOCKET# 21P223 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, RECORDED IN INSTRUMENT# 20211115-0151305 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE.
THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

This conveyance is subject to all restrictions, easements and planning documents of 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 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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 5th day of July, 2024.

Bruce Allen Barnes

Tommy Barnes

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of July, 2024, before me personally appeared Bruce Allen Barnes and Tommy Barnes, 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 5th day of July, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $15,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5 day of July, 2024.

Notary Public
My commission expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2025
MAURY COUNTY

PORTIONS OF THIS SURVEY WERE PERFORMED USING GNSS EQUIPMENT, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3
b. POSITIONAL ACCURACY: 0.06 FEET
c. DATE OF SURVEY: 6/17/2024
d. DATUM / EPOCH: NAD83 (2011) EPOCH
e. PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
f. GEOID MODEL: GEOID 18
g. COMBINED GRID FACTOR: 0.99994173

LEGEND

- UE — UNDERGROUND ELECTRIC LINE
- E — OVERHEAD ELECTRIC LINE
- T — TELECOMMUNICATION LINE
- X — WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- W — WATER LINE
- S — SEWER LINE
- FM — FORCE MAIN SEWER
- GAS LINE
- SF — SILT FENCE
- DRAWN BY DEED (NOT SURVEYED)
- WELL
- UTILITY POLE
- GRID STAKE (XX) TYPICAL
- EXISTING IRON PIN (UNLESS NOTED)
- EXISTING CONCRETE MONUMENT
- IRON PIN SET (UNLESS NOTED)
- POINT
- BENCHMARK
- FIRE HYDRANT
- ELECTRIC METER
- WATER METER
- GAS METER
- SEWER MANHOLE
- STORM MANHOLE
- WATER SPIGOT
- WATER VALVE
- ELECTRIC TRANSFORMER BOX
- ELECTRIC PULL BOX
- SOIL PIPE
- CLEAN OUT

STATE PLANE, NORTH (NAD83 NAVD88)

ROBERT SISEMORE
NORMA SISEMORE
7383 RIVER ROAD
INSTRUMENT# 20101004-0079322 R.O.D.C.
PROPERTY MAP 101 PARCEL 6

N:658607.25
E:1687555.13
EXISTING ½" WITNESS IRON PIPE "KEETON"

EXISTING ½" IRON PIPE "KEETON"

REFERENCE S 77°47'53" E 60.53'

98.67' TOTAL N 05°09'55" E

(58.57')

(40.10')

201.93' S 76°56'16" E

EXISTING ½" IRON PIPE "KEETON"

239.02' S 41°31'26" E

WELL

47,565 Sq. Feet
1.09 Acres

EXISTING ½" IRON PIPE "KEETON"

P.O.B.
EXISTING ½" WITNESS IRON PIPE "KEETON"
N:658588.12
E:1687643.61

RIVER ROAD PIKE (50' R.O.W.)

N 43°08'06" W 122.66'

(110.28')

(81.77')

S 65°10'30" W 142.05' TOTAL

EXISTING ½" WITNESS IRON PIPE "KEETON"

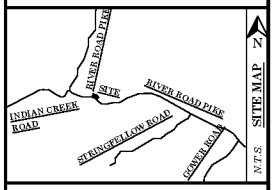
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	356.66'	184.54'	182.49'	N 57°57'29" W	29°38'46"

GENERAL NOTES

1. THE PURPOSE OF THIS MAP IS TO PROVIDE A VISUAL DEPICTION OF THE PROPERTY LINES FOR A 1.09 ACRE TRACT.
2. THE SUBJECT PROPERTY LIES IN A ZONE "A" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FIRM MAP 47037C0214H DATED 4/05/2017.
3. ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORS.
4. UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH, SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
5. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
6. THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
7. PROBABLE WETLAND AREAS, AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR FOUND AT THE TIME OF THE SURVEY, ARE SHOWN ON THIS PLAT. VERIFICATION AND DELINEATION OF THE PERIMETER LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY SHOULD BE MADE BY THE OWNER OR DEVELOPER THROUGH THE RELEVANT GOVERNMENT AGENCY AND A WETLAND DELINEATION CONSULTANT PRIOR TO IMPROVEMENT, DESIGN, OR DEVELOPMENT OF THE PROPERTY. AT LEAST SIX GOVERNMENT AGENCIES HAVE REGULATION AUTHORITY OVER THE USE OR ALTERATION OF WETLAND AREAS, AND INCLUDE THE FOLLOWING: U.S. ARMY CORPS OF ENGINEERS; U.S. ENVIRONMENTAL PROTECTION AGENCY; U.S. FISH AND WILDLIFE SERVICE; TENNESSEE WILDLIFE RESOURCES AGENCY; TENNESSEE DIVISION OF WATER POLLUTION CONTROL; TENNESSEE NATURAL RESOURCES CONSERVATION SERVICE.
8. TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.

CHAPDELAINE & ASSOCIATES
LAND SURVEYING

7376 WALKER ROAD,
FAIRVIEW, TENNESSEE 37062
(615) 799-8104
surveying@chapsurveyor.com





CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

6/25/2024

RANDOLPH L. CHAPDELAINE, R.L.S. # 1444 — DATE

PROPERTY OWNERS:
BRUCE ALLEN BARNES
TOMMY BARNES
RIVER ROAD PIKE
TRACT 2
INSTRUMENT# 20211115-0151305 R.O.D.C.
35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY,
METROPOLITAN NASHVILLE, TENNESSEE
PROPERTY MAP 101 PARCEL 10

REVISION #	DATE

DATE:	JUNE 25, 2024
DRAWN BY:	RLC
JOB #:	8280
SCALE:	1" = 100'

0 100 200

V-1.1

RETRACEMENT SURVEY FOR
BRUCE ALLEN BARNES AND TOMMY BARNES

20240718005433 7

Certificate of Authenticity

I, Holly Ray, 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 7/5/2024.

Date

Holly Ray

Affiant Signature

7/5/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of July, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. AUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY