BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1161079
07/23/2024 03:14:59 PM
Fees: $13.00 Taxes: $1,665.00

Davidson County
DEEDWARR
2 pgs

20240723-0055559

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00.

Affiant

Subscribed and sworn to me on 7/19/2024, 2024.

NOTARY PUBLIC

My Commission Expires:

JOSEPH WHITE
NOTARY PUBLIC
TENNESSEE
My Comm Exp.
April 27, 2025
COUNTY OF WILLIAMSON

KORTALEKELLEY LAW FIRM

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
(Todd A. Bricker, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36961

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Bradley Bars 102 Scenic View Road Old Hickory, TN 37138	NEW OWNER	044-005

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kevin McGinn, an unmarried man, and Timothy R. Wilson, an unmarried man,** hereinafter called "GRANTOR(S)," have bargained and sold, and by these presents does transfer and convey unto **Bradley Bars, married,** hereinafter called "GRANTEE," his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a parcel of land located in the 11th Council District of Davidson County, Tennessee, being part of Tract 17 of the Nashville Industrial Corporation Subdivision (Book 1130 Page 46) being located approximately 130 feet southeast of the intersection of Scenic View Road and Hillman Place and being more particularly described as follows:

BEGINNING at an iron pin (found) in the southerly right-of-way of Scenic View Road, said iron pin being the northwest corner of the herein described property; Thence, along said right-of-way, South 46 degrees 50 minutes 03 seconds East, 199.77 feet to an iron pin (found);

Thence, leaving said right-of-way, South 43 degrees 36 minutes 41 seconds West, 903.44 feet to an iron pipe (found);
Thence, North 33 degrees 12 minutes 57 seconds West, 208.01 feet to an iron pipe (found);
Thence, North 43 degrees 47 minutes 52 seconds East, 854.49 feet to the **POINT OF BEGINNING,** containing 4.06 acres, more or less, according to a survey by Jeffrey A. Leopard, dated May 20, 2024.

Being the same property conveyed to Kevin McGinn and Timothy R. Wilson by Warranty Deed from Nancy C. Edwards, unmarried, Carolyn Ussery Campbell, unmarried, Karen Ussery Whittle, married, and Matthew Cathey Edwards, married, of record as Instrument No. 20220531-0062787 in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2024 Davidson County property taxes, and subsequent years taxes and assessments, which have been prorated by the parties and assumed by the Grantee;
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of Nashville Industrial Corporation Subdivision at Old Hickory, Tennessee, as recorded in Plat Book 1130, Page 46, in the Register's Office for Davidson County, Tennessee;
3. Easement to Inez Edwards of record in Book 5588, page 990, Register's Office for Davidson County, Tennessee.
4. Any and all easements, covenants, restrictions, etc. either of record or not of record, zoning regulations, building restrictions, setback lines, if any, and rights of way for public utilities applicable to this property.

BEING ☐ **unimproved** ☒ **improved property known as:**

102 Scenic View Road, Old Hickory, TN 37138

(House Number) (Street) (City or Town) (State) (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 GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 19th day of July, 2024

Kevin McGinn

Timothy R. Wilson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Kevin McGinn to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal, this 19 day of July, 2024.

NOTARY PUBLIC

HALLIE GILLAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 2, 2026

My Commission Expires: 11-2-2026

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Timothy R. Wilson to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal, this 19 day of July, 2024.

NOTARY PUBLIC

My Commission Expires: 11-2-2026

HALLIE GILLAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 2, 2026