BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1161080 DEEDWARR
07/23/2024 03:18:35 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20240723-0055560

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF JULY, 2024

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

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

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucky Lands, LLC	Same as New Owner	
(NAME) 1457 West Running Brook Road	(NAME)	044-00-0-005.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRADLEY J. BARS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUCKY LANDS, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. Subject to and Together with any and all easements, covenants, restrictions, etc. either of record or not of record.

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 in Instrument No. 20220531-0062787, Register's Office for Davidson County, Tennessee, dated May 25, 2022.

Being the same property conveyed to the herein named Grantor of record in Instrument No. 20240723-0055559 **Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 102 Scenic View Rd., Old Hickory, TN 37138
(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, unless otherwise herein set out; 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.

JW2024-625A

Witness my hand this 19th day of July, 2024

BRADLEY J. BARS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley J. Bars, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Commission expires:

Notary Public

