WARRANTY DEED

Karen Johnson
Batch # 1163283
07/29/2024 10:12:34 AM
Fees: $13.00 Taxes: $2,543.75

Davidson County
DEEDWARR
2 pgs

20240729-0056916

TAMMY S. LEMLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON CO

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $687,500.00

Lori Beller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2024

Tammy S. Lemley
Notary Public

MY COMMISSION EXPIRES: 3-3-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Friday Properties, Inc	Friday Properties, Inc	4-1
(NAME) 8661 Whites Creek Pike, Tract 1, 26.14 Acres	(NAME) 1241 Ember Ct.	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Marco Island, FL., 34145	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241217

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, I/we, **Stevan L. Black, Executor of the The Estate of Michael Gordon O'Brien** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Friday Properties, Inc**, 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. :

Certain real property situate in the 16th Civil District of Robertson County, Tennessee and in the 24th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at an iron pin (new), in the westerly margin of Whites Creek Pike, (U.S. Highway #431), said iron pin being located from an iron pin (old), in the westerly margin of said pike, the northeast corner of a tract of land which belongs to Douglas W. Langston, having a deed reference in Deed Book 9689, Page 200, RODCT, S 79°56'17" E, 24.11 feet, **to the point of beginning,** the southeast corner of this tract, and continuing, as follows: N 79°56'17" W, passing said northeast corner of said tract of land which belongs to Douglas W. Langston, and continuing on in all, 1029.20 feet to an iron pin (old), a common corner of said tract of land which belongs to Douglas W. Langston, and a tract of land which belongs to Gary Hudson, having a deed reference in Deed Book 9522, Page 759, RODCT; thence, N 61°51'24" W, 114.48 feet to an iron pin (old), a common corner of said tract of land which belongs to Gary Hudson, and a tract of land which belongs to David Newbold, having a deed reference in Instrument Number 20140311-0020323, RODCT; thence, N 44°47'45" W, passing a common corner of said tract of land which belongs to David Newbold, and Tract 2, this survey, and continuing on in all, 385.09 feet to a point a corner of said Tract 2; thence with the boundary of said Tract 2, as follows: N 07°14'58" W, passing through a pond, and continuing on in all, 566.46 feet to an iron pin (new); thence, N 14°41'07" E, passing a witness pin (old) at 126.86 feet, and continuing on in all, 226.86 feet to a point in Sycamore Creek, in the southerly boundary of a tract of land which belongs to Pebble Brook, having a deed reference in Record Book 616, Page 461, RORCT; thence, S 76°55'37" E, 74.33 feet to a point in said creek, and a corner of said tract of land which belongs to Pebble Brook; thence, S 72°17'02" E, leaving said creek, and continuing on in all, 211.66 feet to an iron pin (old), a common corner of said tract of land which belongs to Pebble Brook, and a tract of land which belongs to Heather Carver, having a deed reference in Instrument Number 20220502-0050908, RODCT; thence with the boundary of said tract of land which belongs to Heather Carver, as follows: S 73°37'51" E, 222.88 feet to an iron pin (new); thence, S 08°42'19" W, 83.19 feet to an iron pin (new); thence, S 73°40'03" E, 609.77 feet to an iron pin (new); thence, N 83°20'52" E, 79.99 feet to an iron pin (new), a corner of said tract of land which belongs to Heather Carver, in the westerly margin of Whites Creek Pike; thence, S 16°05'51" E, 936.71 feet, to the point of beginning, containing **26.14 acres, more or less,** as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4800 Highway 431 North, Springfield, Tennessee, 37172, dated May 21, 2024.

BEING a portion of the same property conveyed to Michael G. O'Brien by Warranty Deed from Sandra K. Howard and Sue Ella Miller, unmarried persons, dated 03/27/1989 and filed of record in Book 7802, page 48, Register's Office for Davidson County, Tennessee and filed of record in Deed Book 295, page 630, Register's Office for Robertson County, Tennessee. The said Michael G. O'Brien having died testate a citizen and resident of Robertson County, Tennessee, on or about 07/25/2022, and under the terms of his Will, which Will is of record in CH22-CV-449 in the Chancery Court of Robertson County, Tennessee for the 19th Judicial District at Springfield, he named Stevan L. Black as his Executor and directed his real property to be administered and part of his estate and gave power to sell subject premises to his Executor.

Michael G. O'Brien and Michael Gordon O'Brien are one and the same person.

Subject to a permanent ingress and egress easement appearing of record in Record Book 2157, page 30, Register's Office for Robertson County, TN and in Book 7802, page 48, Register's Office for Davidson County, TN.

Subject to a 30' ingress, egress and utility easement which serves Tract 2.

Unimproved ☐

This is improved ☒ property, known as 8661 Whites Creek Pike, Tract 1, 26.14 Acres, Joelton, TN 37080
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this ~~26th~~ 24th day of July, 2024

The Estate of Michael Gordon O'Brien

BY: _____ (Executor)
Stevan L. Black, Executor

STATE OF Tennessee)
County OF Shelby)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Stevan L. Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor (or other officer authorized to execute the instrument) of The Estate of Michael Gordon O'Brien, the within named bargainor, executed the foregoing instrument for the purpose therein contained, by personally signing on behalf of the estate as Stevan L. Black, Executor.

Witness my hand, at office, this 24th of July, 2024.

_____
Notary Public
My Commission Expires: 04/04/2027

EMILY PIERCEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES 04/04/2027