	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE - EXEMPT Karen Johnson Davidson County Batch# 1188500 DEEDWARR 10/02/2024 08:05:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20241002-0076191

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., STE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Metropolitan Government of Nashville and Davidson County, Tennessee	**EXEMPT**	**14900023200 & 14900012200**
P.O. Box 196300		
Nashville, TN 37219		

FOR AND IN 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 ACKNOWLEDGE, WE,

James M. Lenahan and wife, Deborah J. Lenahan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Metropolitan Government of Nashville and Davidson County, Tennessee

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:

Parcel 1:
Land in Davidson County, Tennessee, beginning at a point located on the west right-of-way line of Bell Road and said point also being 799.42 feet, more or less, south of Murfreesboro Pike; thence leaving said right-of-way North 77 degrees 54 minutes 59 seconds West 227.73 feet to a point; thence North 73 degrees 21 minutes 48 seconds West 409.78 feet to a point; thence South 12 degrees 22 minutes 35 seconds West 83.19 feet to a point; thence South 39 degrees 29 minutes 57 seconds East 172.61 feet to a point; thence South 82 degrees 52 minutes 46 seconds East 280.5 feet to a point; thence South 75 degrees 59 minutes 16 seconds East 247.0 feet to a point on the West right-of-way of Bell Road; thence north along said right-of-way 144.18 feet along a curve to the right having a radius of 1949.86 feet to the point of beginning and containing 2.15 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THAT LAND CONVEYED TO THE STATE OF TENNESSEE IN BOOK 10167, PAGE 875, BEING MORE FULLY DESCRIBED AS:

Land in Davidson County, Tennessee, beginning at a point on the west existing margin of Bell Road, said point being the point of intersection between the common property line between Eugene W. and Mattie B. Luther and the Grantor with the west existing margin of Bell Road; thence with said existing margin of Bell Road northerly 145.13 feet more or less to the intersection with the common property line of Forest E. and Verna C. Charlton and the Grantor; thence with said common property line North 73 degrees 25 minutes 13 seconds West 0.46 feet to the point of intersection with the proposed margin of State Project No. 19057-2212-14; thence with said proposed margin a 1804.95 foot radius curve left 144.93 feet to a point 42.0 feet left of the centerline survey station 91+11.86, said point being Eugene W. and Mattie B. Luther north property line; thence with said property line South 75 degrees 59 minutes 16 seconds East 2.69 feet to the point of beginning, containing 354 square feet.

Being the same property conveyed to James M. Lenahan by Warranty Deed from Burch Anderson, Jr. and wife, Carole C. Anderson dated June 11, 1990, of record in Book 8130, page 928, Register's Office for Davidson County, Tennessee.

Parcel 2:
Land in Davidson County, Tennessee, beginning at a point in the Southerly line of a 16-foot right-of-way granted to J.T. Kincaid and wife by Deed of record in Book 1225, page 222, Register's Office for Davidson County, said point being near the corner of the property of H.A. Creech where the lien of the same would intersect the centerline of

Rural Hill Rd.; thence with said right-of-way, South 77 degrees 55 minutes East 36.6 feet to a point; thence South 52 degrees 35 minutes East 96.5 feet to a point, South 38 Degrees 5 minutes East 184 feet to a point, South 82 degrees 20 minutes East 226 feet to a point in the easterly terminus of said right-of-way; thence with said easterly terminus of same North 5 degrees 25 minutes East 16 feet to a point in the line of the Sanders Property; thence along Sanders' line South 84 degrees 35 minutes East 60 feet to a point; thence South 15 degrees 05 minutes East 37 feet to a point at a corner of a one acre tract conveyed to J.T. Kincaid and wife by Deed of Record in Book 1225, page 422, said Register's Office; thence with Kincaid's line, South 72 degrees 30 minutes West 113.3 feet; thence South 9 degrees 10 minutes East 241.3 feet, thence North 82 degrees 30 minutes East 108.7 feet to Kincaid's southeast corner in Sanders' line; thence with sanders' line; South 10 degrees 25 minutes East 396 feet to the North line of Campbell and Gentry's property; thence with the line of the same North 84 degrees 50 minutes West 213 feet to the Southeast Corner of the property of Mary Brown; thence with Brown's line North 18 degrees West 575 feet; thence South 81 degrees 55 minutes West, with Brown's northerly line, 222 feet to the centerline of Rural Hill Road; thence with the centerline of said road, North 3 degrees 15 minutes West 381 feet to the beginning, containing 4.74 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THAT LAND CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, IN INSTRUMENT NO. 20030731-0108938, BEING MORE FULLY DESCRIBED AS:

Land in Davidson County, Tennessee, beginning at a point, said point being the northwestern most corner of and on the existing right-of-way line of Rural Hill Road; thence along the common property line of parcels 149-00-122 and 149-00-121 S 54 deg. 54 min. 05 sec. E 1.01 feet to a point; Thence S 07 deg. 12 min. 23 sec. W 379.97 feet to a point; thence N 74 deg. 30 min. 00 sec. W 0.27 feet to a point; thence along a curve to the right with a radius of 904.86 feet for a chord bearing N 06 deg. 36 min. 05 sec. E for an arc length 16.88 feet to a point; thence N 07 deg. 08 min. 10 sec. E 363.52 feet to the point of beginning and containing therein an area of 249.83 square feet, more or less.

Being the same property conveyed to James M. Lenahan and Deborah J. Lenahan by Quitclaim Deed from James M. Lenahan dated April 18, 2014, of record in Instrument No. 20140423-0034279, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 0 Bell Rd / 1058 Rural Hill Rd, Antioch, TN 37013.

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 in 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.

_____ Date:9/30/2024
James M. Lenahan

_____ Date:9/30/2024
Deborah J. Lenahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, James M. Lenahan and Deborah J. Lenahan, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2024.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 12/16/24

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/30/2024 (date of document).

Jennifer Russell
Affiant Signature

10/1/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

