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

WARRANTY DEED

Karen Johnson
Batch # 1190679
10/07/2024 09:12:40 AM
Fees: $13.00 Taxes: $5,180.00

Davidson County
DEEDWARR
2 pgs

20241007-0077594

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF OCTOBER, 2024.

Notary Public

My Commission Expires 10/4/27

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

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
Appleseed Holdings, LLC	Same as New Owner	
(NAME)	(NAME)	
1221 Briarville Rd.		051-10-0-003.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **MODCO OF KENTUCKY, INC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **APPLESEED HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land lying in Metropolitan Nashville and Davidson County, Tennessee, being located east of Briarville Road, and west of South Graycroft Drive, and being part of Lot 6 of Oakland Acres, Section Six, as of record in Plat Book 2330, page 97, Register's Office for Davidson County, Tennessee, and being further described according to a survey dated January 7, 1999, by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, as follows:

Beginning at an iron pin corner on the East side of Briarville Road, said road having a 50.00 right of way and said iron pin being 769.95 feet South of the South right of way of Due West Avenue; thence along the common boundary line of Lot 6 and Lot 7 of the above mentioned subdivision of Oakland Acres, Section Six, South 81 degrees 50 minutes 42 seconds East 92.40 feet to an iron pin corner; thence continuing with said common line between Lots 6 and 7, South 59 degrees 35 minutes 25 seconds East 114.54 feet to a point being a PK nail in the West right of way of South Graycroft Drive as widened according to a deed to Metropolitan Government of Nashville and Davidson County, Tennessee from Freda G. Moon and Tony Moon, of record in Book 8362, page 188, Register's Office for Davidson County, Tennessee, said South Graycroft Drive having a right of way of 60.0 feet as widened; thence Southwestwardly with said West right of way of South Graycroft Drive and with a curve to the right for a distance of 72.38 feet to a monument disc, said curve having a central angle of 5 degrees 55 minutes 24 seconds a radius of 700.13 feet, a tangent of 36.22 feet, a chord bearing South 36 degrees 15 minutes 43 seconds West 72.35 feet; thence continuing with the right of way of South Graycroft Drive South 39 degrees 13 minutes 25 seconds West 199.80 feet to a monument disc; thence continuing with said right of way of South Graycroft Drive around a curve to the left for a distance of 16.94 feet to a point at the Intersection of the West right of way of South Graycroft Drive and the East right of way of Briarville Road, said point of intersection being a monument disc and said curve having a central angle of 1 degrees 16 minutes 20 seconds a radius of 762.90 feet, a tangent of 8.47 feet, and a chord bearing South 38 degrees 35 minutes 15 seconds West 16.94 feet; thence with the right of way of Briarville Road, as widened, in a Northwestwardly direction around a curve to the left for a distance of 84.32 feet to a point; said curve having a central angle of 96 degrees 37 minutes 40 seconds a radius of 50.00 feet, a tangent of 56.15 feet, and a chord bearing North 18 degrees 53 minutes 18 seconds West 74.68 feet; thence continuing with the right of way of Briarville Road around a curve to the right for a distance of 32.88 feet to an iron pin, said curve having a central angle of 75 degrees 21 minutes 16 seconds a radius of 25.00 feet, a tangent of 19.31 feet and a chord bearing North 29 degrees 31 minutes 19 seconds West 30.56 feet; thence continuing with the East margin of Briarville Road, having a right of way of 50.0 feet, North 8 degrees 09 minutes 18 seconds East 202.24 feet to the point of beginning, and containing 0.796 more or less acre, or 34,700, more or less, square feet.

JW2024-920

Being the same property conveyed to MODCO of Kentucky, Inc., a Kentucky corporation by Warranty Deed from Chris Pardue and John Robinson, as tenants in common of record in Instrument No. 20210127-0011923, Register's Office for Davidson County, Tennessee, dated January 21, 2021 and recorded on January 27, 2021, as corrected by Scrivener's Affidavit of record on Instrument No. 20210204-0016013, 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 1221 Briarville Rd., Madison, TN 37115
(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.

Witness my hand this 31st day of October, 2024

MODCO OF KENTUCKY, INC.

BY: _____

JERRY VEACH, PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jerry Veach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of MODCO OF KENTUCKY, INC., and that he as such President of MODCO OF KENTUCKY, INC., executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as President of MODCO OF KENTUCKY, INC..

Witness my hand and official seal this 31st day of October, 2024.

KEVIN MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires:

My Commission Expires 10/4/27

Notary Public

JW2024-920