**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RANDY HARDISON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-06-2027

Karen Johnson Davidson County
Batch# 1190727 DEEDWARR
10/07/2024 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20241007-0077663

**THIS INSTRUMENT WAS PREPARED BY**
Ark Title Group, LLC, ,

File No.: TN-24-09405

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Bell RD Properties, LLC, a Tennessee Limited Liability Company | Bell RD Properties, LLC, a Tennessee Limited Liability Company | |
| (NAME) 5306 Rice Road | (NAME) 5306 Rice Road | 149-16-0-028.00, 149-16-0-031.00 and 149-16-0-027.00 |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Antioch, TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Seventy Thousand And No/100 Dollars ($670,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CARNEAL WALDEN, JR A Married Man, CONNIE W. MCEWEN an Unmarried Women, KAREN GAYLE WALDEN an Unmarried Women, KIMBERLY WALDEN FKA KIMBERLY WALDEN SWYMER an Unmarried Women AND CANDIS LEANNE BATEY an Unmarried Women**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BELL RD PROPERTIES, 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:

This certain parcel of real estate situated and located in Davidson County in the State of Tennessee and being described as follows:

Beginning at an iron pin found in the east margin of Bell Road; thence with a curve turning tothe left with an arc length of 159.16', with a radius of 1167.43', with a chord bearing of N 28°40'51" E, with a chord length of 159.04', to a point in the east margin of Bell Road; thence with a curve turning to the left with an arc length of 90.38', with a radius of 1167.43', with a chord bearing of N 22°33'26" E, with a chord length of 90.36', to a point in the east margin of Bell Road; thence with a reverse curve turning to the right with an arc length of 49.05', with a radius of 35.00', with a chord bearing of N 60°29'14" E, with a chord length of 45.13', to a point in the south margin of Bell Crest Drive; thence S 79°21'53" E a distance of 40.82' to the point where the south margin of Bell Crest Drive meets the west margin of Rice Road; thence S 23°11'55" E a distance of 18.73' to a point in the west margin of Rice Road; thence S 22°30'01" E a distance of 192.40' to an iron pin set in the west margin of Rice Road; thence S 19°28'59" E a distance of 243.96' to a concrete monument in the west margin of Rice Road; thence S 68°07'50" W a distance of 172.65' to an iron pin set; thence N 37°28'09" W a distance of 140.00' to an iron pin set; thence N 37°23'19" W a distance of 176.80' to the point of beginning, having an area of 95,294 square feet or 2.19 acres, more or less, according to a survey conducted by Elkins Surveying dated September 27, 2024.

Being the same property conveyed to Carneal Walden and wife, Janice Walden from Harding University, (formerly Harding College, Inc.) by Quitclaim Deed dated May 23, 1984 and recorded on May 24, 1984, in Book 6298, Page 954, Register's Office for Davidson County, Tennessee. Carneal Walden a/k/a Carneal Walden, Sr., died a resident of Davidson County, Tennessee on October 7, 2009 leaving Janice Walden a/k/a Janice Overby Walden as the Surviving Tenant By The Entirety. Janice Overby Walden died a resident of Davidson County, Tennessee on October 18, 2021 leaving a Last Will & Testament of record in Davidson County Circuit Court, Probate Division filed of record in Docket No. 21P2287, thereby devising the herein described property to her 5 children: Connie W. McEwen, Carneal Walden, Jr., Karen Gayle Walden, Kimberly Walden Swymer, and Candis Leanne Batey in equal shares.

And being the same property conveyed to Carneal Walden and wife, Janice Walden from Mary Crafton, a widow by Warranty Deed dated August 29, 1974 and recorded on September 3, 1974, in Book 4848, Page 952, Register's Office for Davidson County, Tennessee. Carneal Walden a/k/a Carneal Walden, Sr., died a resident of Davidson County, Tennessee on October 7, 2009 leaving Janice Walden a/k/a Janice Overby Walden as the Surviving Tenant By The Entirety. Janice Overby Walden died a resident of Davidson County, Tennessee on October 18, 2021 leaving a Last Will & Testament of record in Davidson County Circuit Court, Probate Division filed of record in Docket No. 21P2287, thereby devising the herein described property to her 5 children: Connie W. McEwen, Carneal Walden, Jr., Karen Gayle Walden, Kimberly Walden Swymer, and Candis Leanne Batey in equal shares.

Further being the same property conveyed to Carneal Walden and wife, Janice Walden from Harding College, Inc. by Warranty Deed dated January 11, 1979 and recorded on February 23, 1979, in Book 5398, Page 110, Register's Office for Davidson County, Tennessee. Carneal Walden a/k/a Carneal Walden, Sr., died a resident of Davidson County, Tennessee on October 7, 2009 leaving Janice Walden a/k/a Janice Overby Walden as the Surviving Tenant By The Entirety. Janice Overby Walden died a resident of Davidson County, Tennessee on October 18, 2021 leaving a Last Will & Testament of record in Davidson County Circuit Court, Probate Division filed of record in Docket No. 21P2287, thereby devising the herein described property to her 5 children: Connie W. McEwen, Carneal Walden, Jr., Karen Gayle Walden, Kimberly Walden Swymer, and Candis Leanne Batey in equal shares.

Being the same property conveyed to _____ by _____ in an instrument dated _____ and recorded _____ in _____.

unimproved ☐
This is improved ☒ property, known as 5306 Rice Road, Antioch, TN 37013
0 Rice Road, Antioch, TN 37013
0 Rice Road, Antioch, TN 37013
(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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Carneal Walden, JR and Connie W. McEwen and Karen Gayle Walden and Kimberly Walden Swymer and Candis Leanne Batey this 30th day of September, 2024.

Carneal Walden, JR

Connie W. McEwen

Karen Gayle Walden

Kimberly Walden,

Candis Leanne Batey

STATE OF TENNESSEE

COUNTY OF Williamson

I, Danielle Chandler , a Notary Public for Williamson Co Tennessee, do hereby certify that Carneal Walden, JR and Connie W. McEwen and Karen Gayle Walden and Kimberly Walden FKA Kimberly Walden Swymer and Candis Leanne Batey personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th of September, 2024.

Notary Public

My Commission Expires: 3/24/26

(SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 24, 2026

## Certificate of Authenticity

I, **Rhonda S. Hardison**, 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 **09/30/2024**.

Affiant Signature

**09/30/2024**
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this **4th** day of **October**, 2024.

Notary Public
My Commission Expires:

