Karen Johnson
Batch # 1200218
11/01/2024 09:09:47 AM
Fees: $18.00 Taxes: $1,017.50
Davidson County
DEEDWARR
3 pgs
20241101-0084783

WARRANTY DEED

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$275,000.00**.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2024.

Notary Public

My commission expires: 5/9/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark Wilson **Cheree Millikan**	**OWNER**	**P/O Map 113-00-0 Parcel 147.00**
6308 Brownlee Drive		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patricia W. VornDick, Trustee of the William T. and Patricia W. VornDick Trust dated June 8, 2011

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

Mark Wilson, unmarried, as to an undivided 50% interest, and Cheree Millikan, unmarried, as to an undivided 50% interest, as joint tenants with right of survivorship

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 in Davidson County, Tennessee, and being the northerly portion of Parcel 147.00, as shown on Davidson County Tax Map 113-00, belonging to William T. Vorndick and Patricia W. Vorndick Trust, as evidenced in Instrument Number 20190703-0065258, in the Register's Office of Davidson County, Tennessee (RODCT), and more particularly described as follows:

To find the BEGINNING start at a point at the intersection of the centerline of Buffalo Road and the centerline of Fire Tower Road, thence; in a southerly direction along the centerline of Fire Tower Road 1,020 feet more or less to a point, thence; in a westerly direction 25 feet more or less to an iron pin, said iron pin being at State Plane Coordinates North 649,079.13 East 1,682,979.13, and said iron pin being on the west margin of Fire Tower Road, and said iron pin being the southeast corner of Parcel 084.00, as shown on Davidson County Tax Map 113-00, belonging to Irene Thompson, as evidenced in Deed Book 3071 Page 495, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the northeast corner of the property herein described, thence;

With the west margin of Fire Tower Road, and with the east line of the property herein described, and with a curve to the left, (said curve having a radius of 514.05 feet, having a chord bearing of South 12° 41' 50" East, having a chord distance of 161.16 feet, having a delta angle of 018° 02' 15"), a distance of 161.83 feet to a point, thence;

Continuing with the west margin of Fire Tower Road, and with the east line of the property herein described, South 21° 42' 57" East a distance of 206.00 feet to a point, said point being the beginning of a curve to the right, thence;

Continuing with the west margin of Fire Tower Road, and with the east line of the property herein described, and with a curve to the right (said curve having a radius of 163.00 feet, having a chord bearing of South 18° 08' 16" East, having a chord distance of 20.35 feet, having a delta angle of 007° 09' 22"), a distance of 20.36 feet to an iron pin, said iron pin being at State Plane Coordinates North 648,711.19 East 1,683,097.10, and said iron pin being the southeast corner of the property herein described, thence;

Leaving the west margin of Fire Tower Road, and severing said Parcel 147.00, and with the south line of the property herein described, North 90° 00' 00" West a distance of 1,264.76 feet to an iron pin, said iron pin being the northwest corner of Parcel 109.00, as shown on Davidson County Tax Map 113-00, belonging to William T. Vorndick and Patricia W. Vorndick Trust, as evidenced in Instrument Number 20190703-0065259, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being on the east line of Parcel 082.00, as shown on Davidson County Tax Map 113-00, belonging to Joey and Judy Eades, as evidenced in Deed Book 3902 Page 379, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the southwest corner of the property herein described, thence;

With the east line of said Parcel 082.00, and with the west line of the property herein described, North 02° 38' 31" East a distance of 874.79 feet to an iron pin, said iron pin being the northeast corner of said Parcel 082.00, and said iron pin being on the south line of

Parcel 083.00, as shown on Davidson County Tax Map 113-00, belonging to Richard Bibb, as evidenced in Deed Book 5424 Page 108, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the northwest corner of the property herein described, thence;

With the south line of said Parcel 083.00, and with the north line of the property herein described, South 54° 32' 14" East a distance of 99.41 feet to an iron pin, thence;

Continuing with the south line of said Parcel 083.00, and with the north line of the property herein described, South 66° 20' 24" East a distance of 100.40 feet to an iron pin, thence;

Continuing with the south line of said Parcel 083.00, and with the north line of the property herein described, South 79° 41' 21" East a distance of 99.86 feet to an iron pin, thence;

Continuing with the south line of said Parcel 083.00, and with the north line of the property herein described, South 86° 36' 39" East a distance of 100.95 feet to an iron pin, thence;

Continuing with the south line of said Parcel 083.00, and with the north line of the property herein described, South 88° 34' 29" East a distance of 358.42 feet to an iron pin, and said iron pin being the northwest corner of said Parcel 084.00, and said iron pin being an interior corner of the property herein described, thence;

With the west line of said Parcel 084.00, and with the east line of the property herein described, South 11° 45' 33" West a distance of 365.04 feet to an iron pin, said iron pin being the southwest corner of said Parcel 084.00, and said iron pin being an interior corner of the property herein described, thence;

With the south line of said Parcel 084.00, and with the north line of the property herein described, South 85° 28' 31" East a distance of 452.01 feet to an iron pin, said iron pin being the point of BEGINNING, containing 16.7734 acres, 730,652 square feet, more or less, according to a survey by Jesse E. Walker, TN RLS #1486, dated October 21, 2024.

BEING a part of the same property conveyed to William T. VornDick and Patricia VornDick, a married couple by Warranty Deed dated November 14, 2006, by Pinnacle Towers Asset Holding, LLC, a limited liability company, of record in Instrument No. 20061117-0143232, Register's Office for Davidson County, Tennessee.

The said property was conveyed to William T. VornDick and Patricia VornDick, Co-Trustees of the William T. VornDick and Patricia W. VornDick Trust, dated June 8, 2011, by Quitclaim Deed executed by William T. VornDick and Patricia VornDick, a married couple, as of record in Instrument No. 20150330-0027034, said Register's Office.

The said William T. VornDick and Patricia W. VornDick, Co-Trustees of the William T. and Patricia W. VornDick Trust dated June 8, 2011, having further quitclaimed to Ernest D. Bennett, III, Trustee, and Ernest D. Bennett, III, Trustee having conveyed to William T. VornDick and Patricia W. VornDick, Co-Trustees of the William T. and Patricia W. VornDick Trust dated June 8, 2011 (for the purpose of establishing a revised legal description), by Quitclaim Deed of record in Instrument No. 20190703-0065258, said Register's Office.

The said William T. VornDick died on July 5, 2022, and the title is vested in Patricia W. VornDick as Trustee of the William T. and Patricia W. VornDick Trust dated June 8, 2011.

Conveyance of the above described property is subject to the following: 1) Harpeth Valley Utilities District Utility Easement of record in Instrument No. 20000320-0028392, Register's Office for Davidson County, Tennessee. 2) Easement for water line across other lands of record in Book 4477, Page 771, amending Book 4366, Page 17, said Register's Office. 3) Applications for Greenbelt Assessment-Forest of record in Instrument Nos. 20070305-0026627 and 20070305-0026626, said Register's Office. 4) Acreage-metes & bounds legal description. 5) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable.

This is unimproved property, known as a portion of the property identified as **6078 Fire Tower Road, Nashville, TN 37221**

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 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/our hand(s) this **31st** day of **October, 2024.**

Patricia W VornDick

Patricia W. VornDick, Trustee of the William T. and Patricia W. VornDick Trust dated June 8, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Patricia W. VornDick, Trustee of the William T. and Patricia W. VornDick Trust dated June 8, 2011,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **October, 2024.**

M Boyd

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON