WARRANTY DEED

Karen Johnson Davidson County
Batch# 1208689 DEEDWARR
11/26/2024 03:59:30 PM 4 pgs
Fees: $23.00 Taxes: $703.00
20241126-0092667

File No. DH-24-7991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Midtown Ventures LLC	Same as New Owner	
(NAME)	(NAME)	
1616 West End Avenue, #3001		050 00 0 093.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, I/we, **Patricia A. Searl, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Midtown Ventures LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain lot or parcel of land with the buildings thereon, known as 509 Brick Church Lane, Whites Creek, Davidson County, Tennessee, 37169, said land being situated on the northerly side of Brick Church Lane, and said land being previously described in Deed Book 9605, Page 611, in the Register of Deeds Office of Davidson County (R.O.D.C., TN.) and is more particularly bounded and described as follows:

COMMENCING at a concrete right-of-way monument in the easterly margin of Interstate 24, THENCE N84°08'08"W 174.68 feet to the point of beginning;

BEGINNING at an iron rod and cap, being the southeast corner of the property being described and the southwest corner of Wall, Joe L. and Deborah L. of record in deed instrument number 20101230-0103937, R.O.D.C., TN.;

THENCE along the northerly margin of Brick Church Lane, N84°11'30"W 100.04 feet to a found iron rod next to an old power pole at the southeast corner of Duke, Charles of record in deed instrument number 20211213-0164465, R.O.D.C., TN.;

THENCE along the easterly line of said Duke, N05°53'34"E 249.92 feet to a found iron rod and cap buried over a foot deep;

THENCE along the southerly line of Gulf Front Investments, LLC. of record in deed instrument number 20161006-0105729, R.O.D.C., TN. S84°05'12"E 99.74 feet to a found iron rod and cap at the northwest corner of said Wall; THENCE S05°49'25"W 249.73 feet to the point of beginning. Containing 0.573 acres of land, more or less, according to a boundary survey by Homeland Surveying and Mapping, LLC, dated November 21, 2024.

Being the same property conveyed to Ronald Ray Brown and wife, Patricia Ann

Brown by Warranty Deed from H T Cobb Sr., Trustee dated August 29, 1986 and recorded in Book 6963, Page 472, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Patricia A. Searl by Quitclaim Deed from Ronnie Ray Brown, dated February 21, 1995 and recorded February 28, 1995 in Book 9605, Page 611, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 509 Brick Church Lane, Nashville, TN 37189.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 25 day of November, 2024.

Patricia A. Searl

Patricia A. Searl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

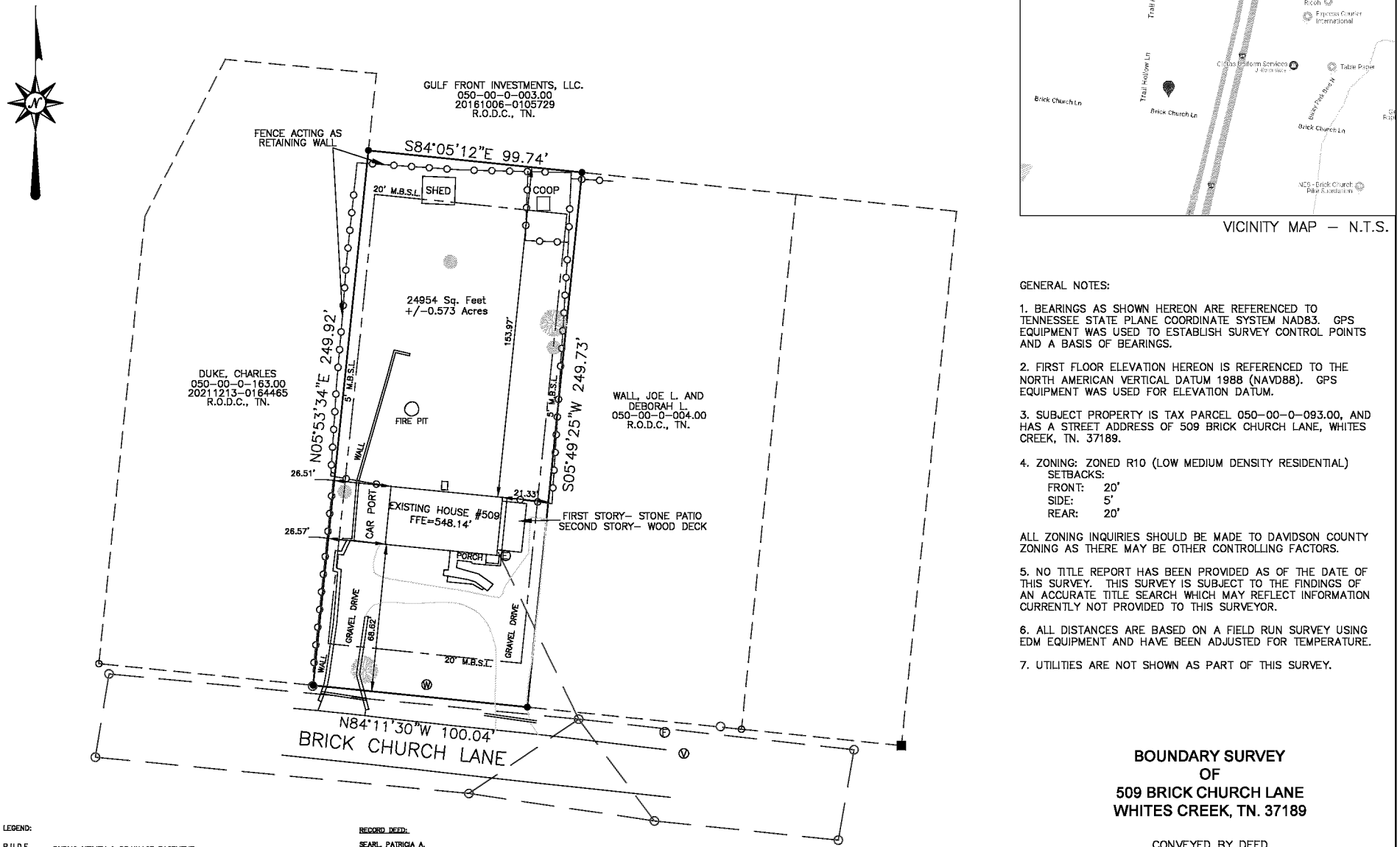
On this 25 day of November, 2024, before me personally appeared Patricia A. Searl, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25 day of November, 2024.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206



VICINITY MAP – N.T.S.

GENERAL NOTES:

1. BEARINGS AS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83. GPS EQUIPMENT WAS USED TO ESTABLISH SURVEY CONTROL POINTS AND A BASIS OF BEARINGS.

2. FIRST FLOOR ELEVATION HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). GPS EQUIPMENT WAS USED FOR ELEVATION DATUM.

3. SUBJECT PROPERTY IS TAX PARCEL 050-00-0-093.00, AND HAS A STREET ADDRESS OF 509 BRICK CHURCH LANE, WHITES CREEK, TN. 37189.

4. ZONING: ZONED R10 (LOW MEDIUM DENSITY RESIDENTIAL)
SETBACKS:
FRONT: 20'
SIDE: 5'
REAR: 20'

ALL ZONING INQUIRIES SHOULD BE MADE TO DAVIDSON COUNTY ZONING AS THERE MAY BE OTHER CONTROLLING FACTORS.

5. NO TITLE REPORT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.

6. ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

7. UTILITIES ARE NOT SHOWN AS PART OF THIS SURVEY.

BOUNDARY SURVEY
OF
509 BRICK CHURCH LANE
WHITES CREEK, TN. 37189

CONVEYED BY DEED
OF RECORD IN BOOK 9605, PAGE 611, R.O.D.C., TN.

DAVIDSON COUNTY TAX PARCEL 050-00-0-093.00

PREPARED FOR: FLASH HOME EQUITY

LEGEND:

P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.D.C., TN.	REGISTERS OFFICE OF DAVIDSON CNTY, TN.
●	IRON ROD (AND CAP) FOUND
○	PROPERTY CORNER OBLITERATED
■	MONUMENT FOUND
E	ELECTRIC UTILITY
FH	FIRE HYDRANT
MH	MANHOLE
T	TELECOMMUNICATIONS UTILITY
V	WATER VALVE
W	WATER METER
—o—o—	EXISTING FENCELINE
—o—	POWER POLE AND LINES
	TREE

RECORD DEED:

SEARL, PATRICIA A.
DEED BOOK 9605, PG. 611, R.O.D.C., TN.

RECORD PLAT:

CERTIFICATES OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

KADE SLAUGENHOUPT
REGISTERED LAND SURVEYOR
TENNESSEE
11/21/24
TENNESSEE NO. 3350

GRAPHIC SCALE 1"=30'
0 30 60

BOUNDARY SURVEY	
DAVIDSON COUNTY, TENNESSEE	
DATE OF SURVEY: 11/21/2024	FIELD WORK: 11/11/2024
CADD FILE: 509 BRICK CHURCH LN	PROJECT NO.: 24-470-006
SCALE: 1" = 30'	SURVEYOR: KJS #3350

HOMELAND SURVEYING & MAPPING, LLC
PROFESSIONAL LAND SURVEYING
4832 BETHESDA DUPLEX RD.
COLLEGE GROVE, TN 37046
TN R.L.S. #2583
(615) 268-9658
Jake@HomelandTN.com
www.HomelandTN.com

20241126009267

Certificate of Authenticity

I, D Hardwick, 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 **November 25, 2024**.

Date

D Hardwick

Affiant Signature

November 26, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County

202411260092667