WARRANTY DEED

Karen Johnson Davidson County
Batch# 1216003 DEEDWARR
12/13/2024 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,687.31
20241213-0096947

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$726,300.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of December, 2024.

Notary Public

My commission expires: 8/19/2026

(AFFIX SEAL)

BLENDA NORTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/19/2026
SUMNER COUNTY

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
Matthew Maniscalco **Anne Crisafulli**	**NewRez, LLC**	**Map 178 Parcel 079.00**
9681 Highway 96	**601 Office Center Drive, Ste 100**	
Nashville, TN 37221	**Fort Washington, PA 19034**	

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,

William Wilson Billips, married

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

Matthew Maniscalco and Anne Crisafulli, husband and wife

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:

A tract of land located in the Ninth Civil District of Davidson County, Tennessee and being generally bounded on the North by Wayne Groves, on the East by State Highway 96 on the South by the Raymond Rector property and the Edmond McCrickard property and on the West by the Wayne Groves property and being described according to a survey dated March 9, 2001 and prepared by Kevin L. Birdwell, R.L.S., 1797, 4060 Carters Creek Pike, Franklin, TN 37064, telephone (615) 791-0980, and being more particularly described as follows:

Beginning at an iron pin set in the west right-of-way line of State Highway 96, a 220 foot wide right-of-way, said pin being the northeast corner of the Raymond Rector property of record in Deed Book 9906, Page 811, R.O.D.C., Tennessee and being the southeast corner of the herein described tract of land and proceeding as follows: 1. Leaving the west right-of-way line of State Highway 96 and with the north line of the Rector property, S87°36'00"W, 334.28 feet to an iron pin found; thence 2. Continuing with the north line of the Rector property, S74°58'29"W, 412.40 feet to an iron pin found at the northeast corner of the Edmond McCrickard property of record in Deed Book 10041, Page 577, R.O.D.C., Tennessee; thence 3. With the north line of the McCrickard property, S52°51'31"W, 192.00 feet to an iron pin set, said pin being the southwest corner of the herein described tract of land; thence 4. Leaving the north line of the McCrickard property and with a new line of division thru the lands of the Wayne Groves, Et Ux property of record in Deed Book 8364, Page 259, R.O.D.C., Tennessee, N0°00'00"E, 406.85 feet to an iron pin set; thence 5. Continuing with said new line of division, N87°41'52"E, 859.04 feet to an iron pin set in the west right-of-way line of State Highway 96; thence 6. With said west right-of-way line, S07'31'02"E, 206.29 feet to the point of beginning and containing 220,082 square feet or 5.05 acres more or less.

TOGETHER WITH a 25 foot wide Ingress-Egress easement as originally set out in the Deed in Instrument No. 20010507-0046733 located on a tract of land in the Ninth Civil District of Davidson County, Tennessee and being described according to a survey dated March 9, 2001 and prepared by Kevin L. Birdwell, R.L.S., 1797, 4060 Carters Creek Pike, Franklin, TN 37064, telephone (615)791-0980, and being more particularly described as follows:

Commencing at an iron pin set in the west right-of-way line of State Highway 96, a 220 feet wide right-of-way, said pin being the northeast corner of the Raymond Rector property of record in Deed Book 9906, Page 811, R.O.D.C., Tennessee and being the southeast corner of Tract One of the Wayne Groves property and proceeding as follows: With said west right-of-way line, N7°31'02"W, passing an iron pin set at the northeast corner of Tract One at a distance 206.29 feet and a total distance of 253.16 feet to the point of beginning of the herein described easement.

With the centerline of a 25 foot wide Ingress-Egress Easement which lies 12.5 feet on either side of the following described lines: 1. Leaving the west right-of-way line of State Highway 96 and with the centerline of an existing gravel driveway, N82°10'28"W, 17.28 feet to a point; thence 2. Continuing with said gravel driveway, 104.70 feet along the arc of a curve to the right that has a radius of 112.21 feet to a point in the north line of Tract One of the Wayne Groves property, said curve has a chord bearing and distance of S58°11'31"W, 100.95 feet; thence 3. Continuing with the centerline of said gravel driveway and the north line of Tract One, S87°41'52"W, 139.21 feet to the westerly terminus of the herein described easement.

Being same property conveyed to William Wilson Billips, an unmarried man, by Deed dated December 30, 2021, from Charlie B. Mitchell, Jr., married, of record in Instrument No. 20220103-0000452, Register's Office for Davidson County, Tennessee. William Wilson Billips has since married.

Jessica Billips, spouse of the above named William Wilson Billips, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described property is subject to the following: 1) Memorandum of PSC Site Agreement between Charles Wayne Groves and wife, Barbara S. Groves and Sprint Spectrum, L.P, a Delaware limited partnership, d/b/a Sprint Telecommunications Venture, of record in Book 10327, page 278, said Register's Office, re-recorded in Book 10344, Page 89, and further extended in Instrument No. 20130605-0057085, Register's Office of Davidson County, Tennessee. 2) Memorandum of Lease, dated 07/18/2001, dated 05/30/1996, by and between Charles Wayne Groves and wife, Barbara Groves and Bellsouth Mobility, LLC, a Georgia limited liability company d/b/a Cingular Wireless, as set out in Instrument No. 20011024-0116062, said Register's Office. (Tenant has the right of first refusal to purchase the property during the term of the agreement). 3) Amendment to Option and Lease Agreement, dated 02/11/2002, of record in Instrument No. 20020507-0055621, said Register's Office. 4) Second Amendment and Option and Lease Agreement, dated 06/27/2002, of record in Instrument No. 20020812-0097456, said Register's Office. 5) Agreement and Memorandum of Third Amendment to Option and Lease Agreement, dated 04/15/2011, of record in Instrument No. 20110628-0049439, said Register's Office. 6) Assignment of Lease, dated 03/30/2018, by and between Johnny W. Groves and Kimberly A. Groves, husband and wife, and Charles Cory Groves and Candacy Lynn Groves (a/k/a Kandacy Lynn Groves), husband and wife, and Global Signal Acquisitions IV, LLC, a Delaware limited liability company, of record in Instrument No. 20180410-0033889, said Register's Office. 7) Access, Use and Utility Easement Agreement, dated 07/21/2001, of record in Instrument No. 20011024-0116063, said Register's Office. 8) First Amendment to Access, Use and Utility Easement Agreement, dated 07/25/2002, of record in Instrument No. 20020812-0097457, said Register's Office. 9) Non-Disturbance and Attornment Agreement, dated 09/06/2002, of record in Instrument No. 20020919-0114275, said Register's Office. 10) Grant of Easement between Global Signal Acquisitions IV LLC, a Delaware limited liability company, GSA, IV, and Charles Wayne Groves, grantor, dated 10/23/2007, of record in Instrument No. 20071024-0125770, said Register's Office. 11) Grant of Access and Utility Easement, Perpetual Non-Exclusive Access and Utility Easement, dated 08/09/2007, of record in Instrument No. 20071206-0141211, said Register's Office. 12) Access Easement, dated 03/22/2017, of record by and between Johnny Groves and Cory Groves, transfers and conveys to James Woodbury and wife, Valerie Woodbury and their heirs and assigns, a perpetual and permanent easement as set out in Instrument No. 20170324-0029094, said Register's Office. 13) Grant of Easement between Global Signal Acquisitions IV LLC, a Delaware limited liability company, GSA, IV, and Johnny W. Groves and Kimberly A. Groves, husband and wife, and Charles Cory Groves and Candacy Lynn Groves (a/k/a Kandacy Lynn Groves) husband and wife, grantor, dated 03/29/2018, of record in Instrument No. 20180410-0033888, said Register's Office. 14) Assignment of Lease, dated 04/01/2018, by and between Johnny W. Groves and Kimberly A. Groves, husband and wife, and Charles Cory Groves and Candacy Lynn Groves (a/k/a Kandacy Lynn Groves) husband and wife, Assignors and Global Signal Acquisitions IV LLC, a Delaware limited liability company, as set out in Instrument No. 20180410-0033889, said Register's Office. 15) Affidavit in furtherance of Title of record in Instrument No. 20210519-0067820 and Instrument No. 20210519-0067821, dated 05/18/2021, and in Instrument No. 20220111-0003529, said Register's Office. 16) Easement as set out in the Warranty Deed of record in Instrument No. 20010507-0046733, Register's Office for Davidson County, Tennessee. 17) 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 improved (__x__) Unimproved (____) property, known as **9681 Highway 96, 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 **11th** day of **December, 2024.**

William Wilson Billips

Jessica Billips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William Wilson Billips and Jessica Billips,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **December, 2024.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 12/11/24 (date of document).

Affiant Signature

12/11/24
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 11th day of December, 2024

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL