Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee 312 Rosa L. Parks Avenue Tennessee Tower, 22nd Floor Nashville, Tennessee 37243-0299	Tax Map and Parcel 138-00-0-016.00	TAX EXEMPT
This instrument prepared by and return to. Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 24-02-006

FOR AND IN CONSIDERATION of the sum of NINETY THOUSAND AND NO/100 DOLLARS ($90,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CHRISTI SPAIN, WIDOWED** ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantors' interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a survey of the Property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Grantors are advised that Grantee utilized acquisition funds under the State Lands Acquisition Fund, therefore no rollback taxes shall be assessed pursuant to T.C.A. § 67-04-409 (j) (5).

This is unimproved property located at 0 Couchville Pike, Hermitage, Davidson County, Tennessee 37076, containing 0.55 acres more or less.

Karen Johnson
Batch # 1218849
12/26/2024 08 51 17 AM
Fees $27 00 Taxes $0 00

Davidson County
DEEDWARR
5 pgs

20241226-0099381

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $90,000.00. State of Tennessee is tax exempt.

Affiant

Subscribed and sworn to before me this 20th day of December 2024.

Notary Public

My Commission expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Witness, this the 20th day of December 2024.

Christi Spain

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On this 20th day of December, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Christi Spain, 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 on this the 20th day of December 2024

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a #5 Capped Rebar found near COUCHVILLE PIKE on the north side of said roadway having a Tennessee State Plane Coordinate of N:641930.63' E:1811246.19; thence, with the State of Tennessee (DB-20021223 0158031) North 05°36'03" East 213.97 feet to a #5 Rebar found; thence with Amon & Anna Ringemann (QC-20190530 0051107) South 86°59'47" East 102.94 feet to a 2" Iron Pipe found, thence with Bobby Hughes (DB-20020912 0111094) South 01°42'33" West 220.11 feet to a 3/4" Iron Pipe found, thence along COUCHVILLE PIKE North 83°55'46" West 117.77 feet to the Point of Beginning containing 0.55 acres more or less as Surveyed by Jason M. Barry TN RLS# 2986 on October 22, 2024.

Being the same property conveyed to Stephen R. Elmore by Warranty Deed from Baxter B. Haley of record in Book 7892, page 395, Register's Office for Davidson County, Tennessee, dated July 7, 1989 and recorded on July19, 1989.

Being a portion of the same property conveyed to Baxter B. Haley by Quitclaim Deed from Stephen R. Elmore of record in Book 8299, page 703, Register's Office for Davidson County, Tennessee, dated December 21, 1990 and recorded on February 27, 1991.

Being the same property sold in tax sale to Mohamoud S. Dahir, of record in Final Decree Confirming Sale, in the Chancery Court for Davidson County, Tennessee, Tax Civil Action No. 11-340-IV, of record in Instrument Number 20121127-0108858, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grassland Financial Services, LLC, by Trustee's Deed from David G. Mangum, Trustee, of record in Instrument No. 20240126-0005339 Register's Office for Davidson County, Tennessee, dated January 19, 2024 and recorded on January 26, 2024, as corrected in Instrument No. 20240607-0042763, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christi Spain by Quitclaim Deed from Grassland Financial Services, LLC of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

x CS

Exhibit B
Transaction Number 24-02-006
Permitted Encumbrances

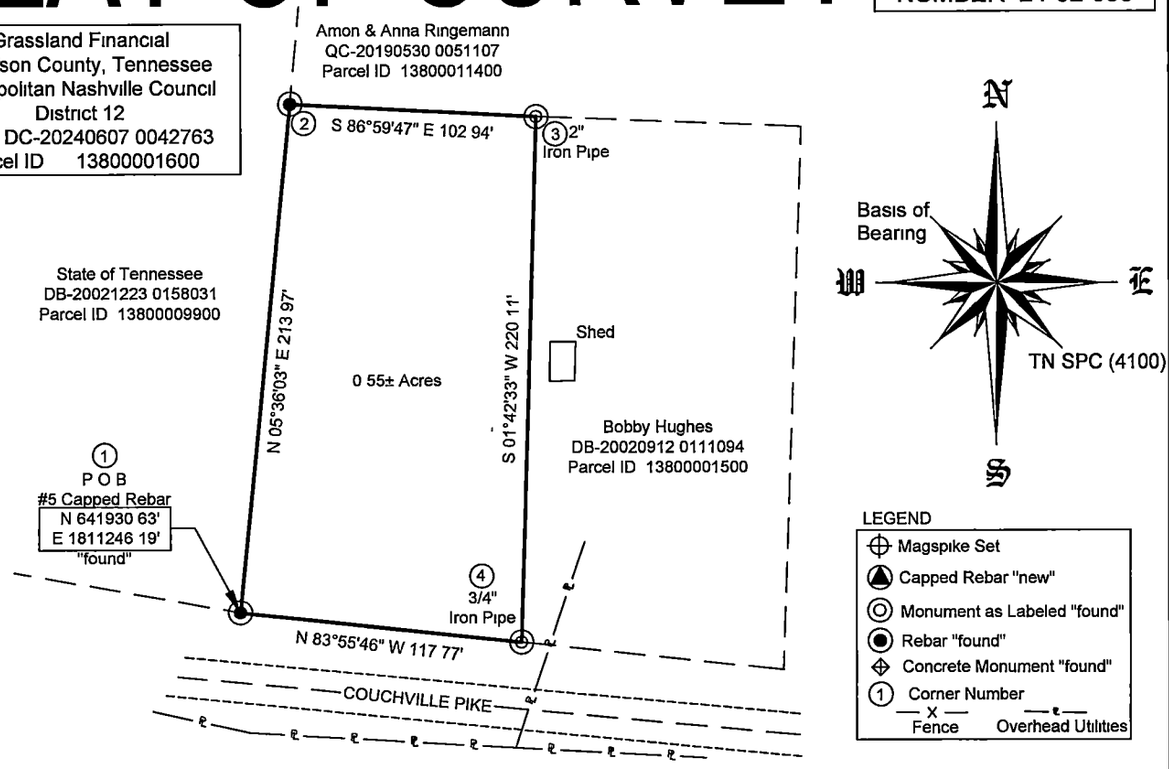
1. Taxes for the year 2025 and subsequent years which is an encumbrance on subject property, however, the State of Tennessee is tax exempt.

EXHIBIT C
TRANSACTION NUMBER 24-02-006

PLAT OF SURVEY

STATE OF TENNESSEE TRANSACTION NUMBER 24-02-006

Grassland Financial
Davidson County, Tennessee
Metropolitan Nashville Council
District 12
DC-20240607 0042763
Parcel ID 13800001600



LEGEND

- Magspike Set
- Capped Rebar "new"
- Monument as Labeled "found"
- Rebar "found"
- Concrete Monument "found"
- (1) Corner Number
- —X— Fence
- —℄— Overhead Utilities

BEARING TREES
Corner #

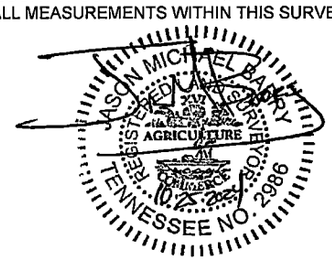
(3)	N 80°56'09" W 22 97' 5" Red Oak
(3)	S 83°33'43" W 35 98' 9" Elm
(3)	S 01°42'33" W 9 19' 18" Hackberry
(4)	N 21°59'16" W 9 89' 3" Cedar
(4)	N 48°22'07" W 22 24' 3" Red Oak
(4)	N 70°40'59" W 22 91' 3" Cedar

STATIC CONTROL POINT
N 642077 11 E 1810002 11 Z 520 96
Positional accuracy OVERALL RMS 0 019(m)
Type of GPS field procedure Static & Real Time Kinematic
Dates of survey 10-23-2024
Datum/Epoch TN SPC(4100) Nad 83 No Trans
Published/Fixed-control use OPUS-RS
Geoid Model g2018u7
Convergence [degrees] -0 31407778
Point Scale 0 99995882
Combined Factor 0 99993847

0 55 ± Acres
Grassland Financial
Davidson County, Tennessee
Metropolitan Nashville Council District 12
Being all of Parcel ID 13800001600

Beginning at a #5 Capped Rebar found near COUCHVILLE PIKE on the north side of said roadway having a Tennessee State Plane Coordinate of N 641930 63' E 1811246 19, thence, with the State of Tennessee (DB-20021223 0158031) North 05°36'03" East 213 97 feet to a #5 Rebar found, thence with Amon & Anna Ringemann (QC-20190530 0051107) South 86°59'47" East 102 94 feet to a 2" Iron Pipe found, thence with Bobby Hughes (DB-20020912 0111094) South 01°42'33" West 220 11 feet to a 3/4" Iron Pipe found, thence along COUCHVILLE PIKE North 83°55'46" West 117 77 feet to the Point of Beginning containing 0 55 acres more or less as Surveyed by Jason M Barry TN RLS# 2986 on October 22, 2024 Prior and Last Deed Reference DC-20240607 0042763

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS IS A TRUE AND ACCURATE SURVEY WHICH MEETS OR EXCEEDS THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR A CATEGORY IV SURVEY GPS EQUIPMENT WAS USED FOR ALL MEASUREMENTS WITHIN THIS SURVEY



Note If and when new information is obtained and/or provided to this surveyor this plat is subject to change

NOTE
1 The property shown hereon is subject to the provisions and conditions set forth in the parent instruments
2 COUCHVILLE PIKE has an assumed right of way of 25' from the existing centerline based off from the existing monuments found

LAND SURVEYING & FORESTRY

3001 JUMPOFF MOUNTAIN ROAD / SEWANEE, TN 37375
(931) 598-0314

DATE October 23, 2024	SURVEYED BY JMB & MAB	DRAWN BY ANN
SCALE 1" = 50'		CARLSON BRX7's All Signals
SURVEY FOR STATE OF TENNESSEE	FILERS 7-9-2024 24-01-012 10-21-2024 Couchville	0 50 100
		SHEET 1 OF 1