Karen Johnson Davidson County
Batch# 1222326 DEEDWARR
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Fees: $23.00 Taxes: $888.00
20241231-0101628

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2024-1571

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY THOUSAND AND 00/100 DOLLARS ($240,000.00) cash in hand paid, the receipt of which is hereby acknowledged, GABRIEL L. GRAHAM ("the Grantor") has this day bargained and sold, and by these presents do transfer and convey unto ELYNOR GATTO COMBS AND GUY ALLEN COMBS, WIFE AND HUSBAND, their heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee located on the Westerly margin of River Road being Lot No. 17 of map A referenced on the first pages of this deed, and being more particularly described as follows:

Beginning at an iron pin set in the Westerly margin of River Road, said pin being Southerly 160.38 feet along said margin from the Southeast corner of Leo E. DeMoss of record in Deed Book 4627, Page 119, R.O.D.C.;

Thence leaving River Road with Lot 17, N81 degrees 48'13" W, 1343.00 feet to an iron pin set;

Thence S03 degrees 35'41" W, 318.54 feet to an iron pin set;

Thence with Lot 16, S76 degrees 30'08" W, 150.43 feet to an iron pin set;

Thence S80 degrees 00'43"W, 449.46 feet to an iron pin set;

Thence S00 degrees 45'15" W. 191.06 feet to an iron pin set;

Thence S86 degrees 21'21" W. 178.83 feet to an iron pin set;

Thence S24 degrees 38'07" W, 350.65 feet to an iron pin set;

Thence S04 degrees 12'26" E, 165.33 feet to an iron pin set;

Thence N84 degrees 14'45" W, 218.00 feet to an iron pin set in the Easterly line of Randolph Family Partners, L.P. of record in Deed Book 10084, Page 485, R.O.D.C.;

Thence with Randolph, N05 degrees 45'15" E, 188.27 feet to an iron pin set;

Thence N11 degrees 23'21" E, 204.07 feet to an iron pin set;

Thence leaving Randolph with Lot 19, S78 degrees 36'39" E, 189.24 feet to an iron pin set;

Thence N24 degrees 38'07" E, 175.75 feet to an iron pin set;

Thence N86 degrees, 21'21" E, 162.41 feet to an iron pin set;

Thence N00 degrees 45'15" E.186.17 feet to an iron pin set;

Thence N80 degrees 00'43" E, 489.33 feet to an iron pin set;

Thence N76 degrees 30'08" E, 111.96 feet to an iron pin set;

Thence N03 degrees 35'41" E, 335.79 feet to an iron pin set;

Thence S81 degrees 48'13" E, 1334.50 feet to an iron pin set in the Westerly margin of River Road;

Thence, with said margin, S43 degrees 13'45" E, 80.19 feet to the point of beginning containing 219,457 square feet or 5.04 acres, more or less, according to a survey made by Crawford Land Surveyors, P.C. dated April 24, 1998.

Being Lot No. 17, in RIVER ROAD ESTATES, a plat of which is of record in Instrument No. 20010424-0040684 (as corrected by Surveyors Certificate of Correction recorded in Instrument No. 20071226-0146909), in the Register's Office of Davidson County, Tennessee to which plat referenced is hereby made for more particular description.

Being the same property conveyed to Gabriel L. Graham, by Quit Claim Deed from Jennifer Crichton, of record in Instrument No. 20100624-0049393 (as corrected

in Instrument No. 20100917-0074275), in the Register's Office of Davidson County, Tennessee, dated June 15, 2010 and recorded on June 24, 2010.

Being the same property conveyed to Gabriel L. Graham and wife, Jennifer L. Graham, by Warranty Deed from William E. Kantz, Jr, of record in Book 11002, Page 79, in the Register's Office of Davidson County, Tennessee, dated June 25, 1998 and recorded on July 01, 1998.

This conveyance is made subject to the following:

1. Right-of-way of River Road Pike.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Road Estates, as recorded in Instrument No. 20010424-0040684, (as corrected by Surveyors Certificate of Correction recorded in Instrument No. 20071226-0146909, in the Register's Office of Davidson County, Tennessee.

3. Restrictions and reservations of record in Instrument No. 20010117-0004873 and amended in Instrument No. 20050127-0010121, in Register's Office of Davidson County, Tennessee.

4. By-Laws of The River Road Property Owners Association of record in Instrument No. 199912140303054, in the Register's Office of Davidson County, Tennessee.

5. Private Roadway Easement of record in Book 11001, Page 989, in the Register's Office of Davidson County, Tennessee.

6. Easement for Septic Field of record in Book 11002, Page 5, in the Register's Office of Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Water Line of record in Book 5566, Page 109, in the Register's Office of Davidson County, Tennessee.

8. Agreement for Dedication of Easement for Water Line of record in Book 5608, Page 811, in the Register's Office of Davidson County, Tennessee.

9. Agreement for Dedication of Easement for Water Line of record in Book 5942, Page 501, in the Register's Office of Davidson County, Tennessee.

10. Easement of record in Book 1881, Page 322, in the Register's Office of Davidson County, Tennessee.

11. Affidavit for Reference to Record of record in Book 11001, Page 983, in the Register's Office of Davidson County, Tennessee.

12. Temporary Access Easement of record in Book 11002, Page 1, in the Register's Office of Davidson County, Tennessee.

13. Grant of Transmission Line Easement of record in Book 1881, Page 322, in the Register's Office of Davidson County, Tennessee.

14. Ingress & Egress and Utilities Easement of record in Instrument No. 20010117-0004874, in the Register's Office of Davidson County, Tennessee.

This is unimproved property commonly known as 7522 River Road Pike, Nashville, Tennessee 37209.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' heirs and assigns, forever. And the Grantor covenants with the Grantees, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, except as set forth herein. And the Grantor further covenants and binds the Grantor and the Grantor's heirs and assigns, to warrant and

forever defend the title to said land to the Grantees and the Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of December, 2024.

GABRIEL L. GRAHAM

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me personally appeared GABRIEL L. GRAHAM, 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 and official seal at office in said County this 31st day of December, 2024.

NOTARY PUBLIC

My commission expires: 7/18/2028

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. JULY 18, 2028 DICKSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 31st day of December, 2024.

NOTARY PUBLIC

My commission expires: 7/18/2028

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. JULY 18, 2028 DICKSON COUNTY

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Map & Parcel No: 088-00-0-070.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
ELYNOR GATTO COMBS and GUY ALLEN COMBS
7895 SOUTHWEST FAIRWAY DRIVE
WILSONVILLE, OR 97070

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 December 31, 2024.

Signature
Date: December 31, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 31st day of December, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025