This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23718-AP

Karen Johnson Davidson County
Batch# 1226436 DEEDWARR
01/14/2025 02:57:30 PM 4 pgs
Fees: $23.00 Taxes: $3,237.50
20250114-0002996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 14th day of January, 2025.

Notary Public
My Commission Expires: 5/5/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Margaret F. Hagey Philip Thomas Hagey 8203 Foxview Ct Brentwood, TN 37027	New Owner	100-41.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Southern Spaces, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Margaret F. Hagey and Philip Thomas Hagey, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1:

BEGINNING at a 5/8-inch rebar set in the west right-of-way of Indian Creek Road, being the southeast corner of Leslie Mondelli (Instr.00008960-0000164) and the northeast corner of the property described herein; thence leaving Mondelli and running with said right-of-way South 04 degrees 47 minutes 08 seconds West for a distance of 198.11 feet to a 5/8-inch rebar set, being the northeast corner of Tract 2 and the southeast corner of the property described herein; thence leaving said right-of-way and running with the north line of Tract 2 North 79 degrees 05 minutes 54 seconds West for a distance of 1158.42 feet to a steel post found in the east line of Indian Creek Partners (Instr.20130904-0093097), said point being the northwest corner of Tract 2 and the southwest corner of the property described herein; thence leaving Tract 2 and running with Indian Creek Partners North 06 degrees 59 minutes 48 seconds East for a distance of 198.72 feet to a steel post found, being the southwest corner of Leslie Mondelli (Instr. 00008960-0000164) and the northwest corner of the property described herein; thence leaving Indian Creek Partners and running with the south line of Mondelli South 79 degrees 02 minutes 05 seconds East for a distance of 1150.85 feet to the point of beginning and containing 5.24 Acres, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on March 13, 2020. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

202501140002996

Tract 2:

BEGINNING at a 5/8-inch rebar set in the west right-of-way of Indian Creek Road, being located South 04 degrees 47 minutes 08 seconds West at a distance of 198.11 feet from the southeast corner of Leslie Mondelli (Instr.00008960-0000164), said point being the southeast corner of Tract 1 and the northeast corner of the property described herein; thence leaving Tract 1 and running with said right-of-way South 04 degrees 47 minutes 08 seconds West for a distance of 34.02 feet to a 5/8-inch rebar set in a curve to the right (Radius = 1472.15 feet, Delta = 06 degrees 23 minutes 03 seconds); thence running with said right-of-way and curve a chord bearing of South 07 degrees 58 minutes 39 seconds West for a chord distance of 163.95 feet to a 5/8-inch rebar set, being the northeast corner of Tract 3 and the southeast corner of the property described herein; thence leaving said right-of-way and running with the north line of Tract 3 North 79 degrees 07 minutes 55 seconds West for a distance of 1156.56 feet to a 5/8-inch rebar set in the east line of Indian Creek Partners (Instr. 20130904-0093097), said point being the northwest corner of Tract 3 and the southwest corner of the property described herein; thence leaving Tract 3 and running with Indian Creek Partners North 06 degrees 54 minutes 18 seconds East for a distance of 198.72 feet to a steel post found, being the southwest corner of Tract 1 and the northwest corner of the property described herein; thence leaving Indian Creek Partners and running with the south line of Tract 1 South 79 degrees 05 minutes 54 seconds East for a distance of 1158.42 feet to the point of beginning and containing 5.27 Acres, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on March 13, 2020. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Tract 3:

BEGINNING at a 1/2-inch rebar found in the west right-of-way of Indian Creek Road, said point being the northeast corner of Cooper Bates (Instr. 00005017-0000130) and the southeast corner of the property described herein; thence leaving said right-of- way and running with the north line of Bates North 79 degrees 09 minutes 16 seconds West for a distance of 1138.07 feet to a steel post found in the east line of Indian Creek Partners (Instr. 20130904-0093097), said point being the northwest corner of Bates and the southwest corner of the property described herein; thence leaving Bates and running with Indian Creek Partners North 06 degrees 54 minutes 18 seconds East for a distance of 248.67 feet to a 5/8-inch rebar set, being the southwest corner of Tract 2 and the northwest corner of the property described herein; thence leaving Indian Creek Partners and running with the south line of Tract 2 South 79 degrees 07 minutes 55 seconds East for a distance of 1156.56 feet to a 5/8-inch rebar set in the west right-of-way of Indian Creek Road, being the southeast corner of Tract 2 and the northeast corner of the property described herein; thence leaving Tract 2 and running with said right-of-way South 11 degrees 10 minutes 10 seconds West for a distance of 247.63 feet to the point of beginning and containing 6.53 Acres, more or less, as surveyed by Ronald G. Taylor, Tennessee Registered Land Surveyor Number 2123, of L.I. Smith and Associates, 475 Metroplex Drive, Suite 212, Nashville, Tennessee, on March 13, 2020. Bearings are based upon the Tennessee State Plane Coordinate System, NAD 83.

Being a portion of the property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Warranty Deed from William Michael Massey, a single man, dated May 10, 2022, recorded May 17, 2022, of record in Instrument No. 20220517-0056680 and by Quitclaim Deed, of record in Instrument No. 20220517-0056581, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **7430 Indian Creek Road, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of January, 2025.

GRANTOR:

Southern Spaces, LLC,
a Tennessee Limited Liability Company

By: _____
Lannie K. Boswell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lannie K. Boswell, Manager the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of Southern Spaces, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

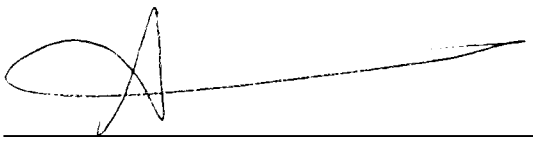
WITNESS my hand and seal at office this 14th day of January, 2025.



_____
Notary Public
My Commission expires: 3/20/2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **1-14-2025**.



Affiant Signature — **1-14-2025** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1-14-2025**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal