Karen Johnson Davidson County
Batch # 1228420 DEEDWARR
01/21/2025 10 16 05 AM 2 pgs
Fees $13 00 Taxes $1,295 00
20250121-0004331

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00**.

Affiant

Subscribed and sworn to before me, this the 17th day of January, 2025

Notary Public

My commission expires: 7/17/2027
(AFFIX SEAL)

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

File no. 37429-3A

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Bell Road Project, LLC	**New Owner**	**121-00-0-193.00**
1203 Shire Drive		
Antioch, TN 37013		

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,

Charles D. Brown and Linda T. Brown, husband and wife

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

Bell Road Project, LLC, a Tennessee limited liability company

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

Land in the 2nd Civil District of Davidson County, Tennessee, according to a survey made by Ralph W. C. Lambert, dated April 21, 1973, more particularly described as follows:

Said tract is designated as Tract 5 and fronts 240.0 feet on the westerly margin of Ned Shelton Road and extends back 575.8 feet on the southerly side and 575.6 feet on the northerly side to aline in the rear measuring 240.0 feet and containing 3.17 acres, more or less.

INCLUDED BUT EXCLUDED IS THE DEED TO METROPOLITAN GOVERNMENT OF NASHVILLE OF RECORD IN BOOK 7710, PAGE 286:

Beginning at a point on the existing right-of-way of Ned Shelton Road, said point also being on the line between Charles D. Brown (as described on Map 121, parcel 193 of the Property Map and Records System of Davidson County, Tennessee) and Samuel C. Lake (as described on Map 121, Parcel 194 of the Property Map and Records System of Davidson County, Tennessee); thence along the line between Charles D. Brown and Samuel C. Lake N 79°57'20" W a distance of 33.40 feet to a point on the proposed right-of-way line of Bell Road; thence following the proposed right-of-way line of Bell Road along a curve to the right having a radius of 1472.39 feet, an arc length of 104.80 feet and a chord bearing of N 2°22'22" E a distance of 104.78 feet to a point; thence N 4°24'43" E a distance 136.82 feet to a point on the line between Charles D. Brown and Robert A. and Maria A. Tribble (as described on Map121, Parcel 192 of the Property Map and Records System of Davidson County, Tennessee); thence following the line between Charles D. Brown and Robert A. and Maria Tribble S 79°57'20" E a distance of 51.90 feet to a point on the existing right-of-way line of Ned Shelton Road; thence following the existing right-of-way line of Ned Shelton Road S 7°55'12" W a distance of 240.17 feet to the point of beginning, said tract containing 0.242 acres, more or less.

Being part of the same property vested in Charles D. Brown and wife, Linda T. Brown by Installment Deed dated June 4, 1973, from Clifton Pugh and wife, Mary Lorene Pugh, of record in Book 4718, page 642, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **Deed of General Warranty and Flowage Easement of record in Book 3889, page 150, said Register's Office.**

2. **Deed to Metropolitan Government of Nashville and Davidson County, Tennessee, Right of Way for Street Purposes and Temporary Construction Easement, of record in Book 7710, page 286, said Register's Office.**

3. **Ordinance to change the name of a portion of Ned Shelton Road and a portion of the newly constructed extension of Bell Road between the new entrance to Hamilton Creek park and Couchville Pike, be and is hereby changed to "Bell Road", by Ordinance Bill No. 091-104.**

This is unimproved property, known as **O Bell Road (2.93 acres) , Nashville, TN 37217**

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 **17th** day of **January, 2025.**

Charles D. Brown

Charles D. Brown

Linda T. Brown

Linda T. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Charles D. Brown and Linda T. Brown,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **January, 2025.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON