Karen Johnson
Batch # 1241768
02/27/2025 09 44 41 AM
Fees $28 00 Taxes $1,295 00

Davidson County
DEEDWARR
5 pgs

20250227-0014514

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Three Hundred Fifty Thousand and no/100 Dollars ($350,000 00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Subscribed and sworn to before me, on this 26 day of February, 2025. Notary Public My commission expires: 1-30-2028

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Identification Numbers:
LRP Properties LLC	SAME AS NEW OWNER	**03900029200**
5321 Anchorage Drive		**03900029100**
Nashville, TN 37220		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10 00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Demetris Robinson**, "Grantor", has bargained and sold and by these presents does transfer and convey unto **LRP Properties LLC, a Tennessee limited liability company,** "Grantee", its successors and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described as

[See Exhibit A, attached hereto and incorporated by reference]

This is unimproved property identified as **0 Old Hickory Blvd, Whites Creek TN 37189.**

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever

AND GRANTOR DOES COVENANT with the said Grantee that he is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: (1) Taxes and assessments for the year 2025 and

subsequent years, not yet due and payable (2) Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 10066, Page 555 (as to tract 1) and Book 10066, Page 561 (as to tract 2). (3) Easement recorded in Book 756, Page 542, Book 875, Page 12. (4) Easement for Water Mains and Appurtenances, recorded in Book 8259, Page 192 and Book 8259, Page 195 (5) Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8280, Page 956 and Book 8280, Page 970 (6) Easement for Declaration, Dedication and Grant of Private ingress-egress, recorded in Book 8672, Page 159 and Book 8672, Page 163. (7) Easement for Grant of Underground Utility, recorded in Book 8672, Page 172. (8) Easement recorded in Book 10066, Page 561 (as to tract 2). (9) Application for Greenbelt Assessment - Agricultural recorded in Book 8883, Page 381.

AND GRANTOR DOES FURTHER COVENANT and bind himself, his heirs, successors, and assigns, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever

WITNESS my hand on this the 26 day of February, 2025

Demetris Robinson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Demetris Robinson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposes therein contained

Witness my hand, this the 26 day of February, 2025.

NOTARY PUBLIC

Commission Expires. 1-30-2028

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

Tract I:

Parcel 1

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the Southerly margin of Old Hickory Boulevard West of Whites Creek Pike and being more particularly described according to a survey made by Crawford Land Surveyors, P.C , dated May 8, 1996, as follows:

Beginning at a point in the Southerly margin of Old Hickory Boulevard, said point being Westerly along said margin 1492 feet, more or less, from the centerline of Whites Creek Pike, and in the Northeast corner of Tract 8; Thence, leaving said Southerly margin of Old Hickory Boulevard, South 26 degrees 50 minutes 36 seconds West 1181.85 feet, to a point in the North line of W. H. Thompson· Thence, with W. H. Thompson, North 67 degrees 28 minutes 29 seconds West 185.53 feet to a point; Thence, leaving W. H. Thompson with the common line between Tracts 8 and 9, North 26 degrees 50 minutes 36 seconds East, 1195.82 feet to a point in the Southerly margin of Old Hickory Boulevard; Thence, continuing with the Southerly margin of Old Hickory Boulevard, South 63 degrees 09 minutes 24 seconds East, 185.00 feet to the point of beginning, containing 5.05 acres, more or less

Parcel 2·

An easement for ingress & egress over and across the following described property.

Being a 20 foot wide access easement located on the Southerly margin of Old Hickory Boulevard West of Whites Creek Pike and being more particularly described as follows

Beginning at a point in the Southerly margin of Old Hickory Boulevard, said point being Westerly 843 feet, more or less along said margin from the centerline of Whites Creek Pike and being 20 0 feet East of the Northeast corner of Kathy A Kuhn, of record in Deed Book 7922, Page 142, R O.D.C · Thence, leaving said Southerly margin, with the following calls·
South 01 degrees 53 minutes 04 seconds West 238.52 feet to a point,
North 77 degrees 04 minutes 39 seconds West 221 feet to a point,
North 18 degrees 32 minutes 36 seconds East, 155 09 feet to a point;
North 79 degrees 16 minutes 48 seconds West 78 52 feet to a point;
North 57 degrees 35 minutes 14 seconds West 99 37 feet to a point;
North 65 degrees 42 minutes 59 seconds West 98 76 feet to a point,
North 71 degrees 22 minutes 25 seconds West 117.76 feet to a point;
North 75 degrees 28 minutes 30 seconds West 124.57 feet to a point in the East line of Tract No. 8: Thence, with said East line, North 26 degrees 50 minutes 36 seconds East, 20.47 feet to a point, Thence, leaving Tract No. 8 the following calls.
South 75 degrees 28 minutes 30 seconds East, 120 95 feet to a point;
South 71 degrees 22 minutes 25 seconds East, 119.47 feet to a point;
South 65 degrees 42 minutes 59 seconds East, 101.17 feet to a point;
South 57 degrees 35 minutes 14 seconds East, 96.96 feet to a point,
South 79 degrees 16 minutes 48 seconds East, 97.63 feet to a point in the West line of aforementioned Kathy A. Kuhn property,
Thence, with said Kuhn, the following calls:
South 18 degrees 32 minutes 36 seconds West 155 96 feet to a point,
South 77 degrees 04 minutes 39 seconds East, 175 61 feet to a point;
North 01 degrees 53 minutes 04 seconds East, 218.07 feet to a point in the Southerly margin of Old Hickory Boulevard; Thence, with said margin and a curve concave to the North having a central angle of 0 degrees 42 minutes 00 seconds, a radius of 1667.02 feet and a chord of South 77 degrees 16 minutes 26 seconds East, 20.36

feet for an arc length of 20.36 feet to the point of beginning, containing 0 51 acres, more or less.

Being the same property conveyed to Demetris Robinson, by Warranty Deed from Cynthia Moncheryl Robinson Motley as trustee of The Corey Jenkins, Jr trust and Cynthia Moncheryl Robinson Motley as trustee of The Mariah Jenkins trust and Cynthia Moncheryl Robinson Motley as trustee of The Cara Jenkins Trust and Cynthia Moncheryl Robinson Motley as Devisee, of record in Instrument No 20220614-0067763, in the Register's Office for Davidson County, Tennessee, dated June 07, 2022 and recorded on June 14, 2022.

Being the same property conveyed to Cynthia Moncheryl Robinson Motley a one-third (1/3) interest, to Demetris Antwaun Robinson a one-third (1/3) interest, to Cynthia Moncheryl Robinson Motley as Trustee of The Mariah Jenkins Trust a one-ninth (1/9) interest, to Cynthia Moncheryl Robinson Motley as Trustee of The Corey Jenkins, Jr. Trust a one-ninth (1/9) interest and to Cynthia Moncheryl Robinson Motley as Trustee of The Cara Jenkins Trust a one-ninth (1/9) interest, by Executor's Quitclaim Deed from Gwen Dailey-Jones as Executor of The Estate of Edith Jean Robinson, of record in Instrument No. 20131104-0114485, in the Register's Office for Davidson County, Tennessee, dated October 07, 2013 and recorded on November 04, 2013.

Being the same property conveyed to Edith J. Robinson, by Warranty Deed from Gary B Thompson, an unmarried person, of record in Book 10066, Page 555, in the Register's Office for Davidson County, Tennessee, dated May 29, 1996 and recorded on May 30, 1996 The said Edith J Robinson died on March 29, 2012, testate, devising subject property to Cynthia Moncheryl Robinson Motley; Demetris Antwaun Robinson; Cynthia Moncheryl Robinson Motley as Trustee of The Mariah Jenkins Trust; Cynthia Moncheryl Robinson Motley as Trustee of The Corey Jenkins, Jr Trust, Cynthia Moncheryl Robinson Motley as Trustee of The Cara Jenkins Trust See Probate Case No. 12P710, Davidson County Probate Court

Tract II:

Parcel 1

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the Southerly margin of Old Hickory Boulevard West of Whites Creek Pike and being more particularly described according to a survey made by Crawford Land Surveyors, P C , dated May 8, 1996, as follows·

Beginning at a point in the Southerly margin of Old Hickory Boulevard, said point being Westerly along said margin 1302 feet, more or less, from the centerline of Whites Creek Pike, and in the Northeast corner of Tract 7, Thence, leaving said Southerly margin of Old Hickory Boulevard, South 26 degrees 50 minutes 36 seconds West 1167 50 feet, to a point in the North line of W H Thompson: Thence, with W H. Thompson, North 67 degrees 28 minutes 29 seconds West 190 54 feet to a point; Thence, leaving W. H Thompson with the common line between Tracts 7 and 8, North 26 degrees 50 minutes 36 seconds East, 1181.85 feet to a point in the Southerly margin of Old Hickory Boulevard; Thence, continuing with the Southerly margin of Old Hickory Boulevard, South 63 degrees 09 minutes 24 seconds East, 190 00 feet to the point of beginning, containing 5 12 acres, more or less.

Parcel 2:

An easement for ingress & egress over and across the following described property.

Being a 20 foot wide access easement located on the Southerly margin of Old Hickory Boulevard West of Whites Creek Pike and being more particularly described as follows

Beginning at a point in the Southerly margin of Old Hickory Boulevard, said point being Westerly 843 feet, more or less along said margin from the centerline of Whites Creek Pike and being 20 0 feet East of the Northeast corner of Kathy A Kuhn, of record in Deed Book 7922, Page 142, R.O D C.·

Thence, leaving said Southerly margin, with the following calls
South 01 degrees 53 minutes 04 seconds West 238 52 feet to a point;
North 77 degrees 04 minutes 39 seconds West 221 feet to a point;
North 18 degrees 32 minutes 36 seconds East, 155 09 feet to a point;
North 79 degrees 16 minutes 48 seconds West 78.52 feet to a point;
North 57 degrees 35 minutes 14 seconds West 99.37 feet to a point;
North 65 degrees 42 minutes 59 seconds West 98.76 feet to a point,
North 71 degrees 22 minutes 25 seconds West 117 76 feet to a point;
North 75 degrees 28 minutes 30 seconds West 124 57 feet to a point in the East line of Tract No. 8 Thence, with said East line, North 26 degrees 50 minutes 36 seconds East, 20.47 feet to a point, Thence, leaving Tract No. 8 the following calls
South 75 degrees 28 minutes 30 seconds East, 120 95 feet to a point,
South 71 degrees 22 minutes 25 seconds East, 119 47 feet to a point,
South 65 degrees 42 minutes 59 seconds East, 101.17 feet to a point,
South 57 degrees 35 minutes 14 seconds East, 96 96 feet to a point,
South 79 degrees 16 minutes 48 seconds East, 97.63 feet to a point in the West line of aforementioned Kathy A Kuhn property;
Thence, with said Kuhn, the following calls:
South 18 degrees 32 minutes 36 seconds West 155.96 feet to a point,
South 77 degrees 04 minutes 39 seconds East, 175.61 feet to a point,
North 01 degrees 53 minutes 04 seconds East, 218.07 feet to a point in the Southerly margin of Old Hickory Boulevard; Thence, with said margin and a curve concave to the North having a central angle of 0 degrees 42 minutes 00 seconds, a radius of 1667.02 feet and a chord of South 77 degrees 16 minutes 26 seconds East, 20.36 feet for an arc length of 20 36 feet to the point of beginning, containing 0 51 acres, more or less.

Being the same property conveyed to Demetris Robinson, by Warranty Deed from Cynthia Moncheryl Robinson Motley as trustee of The Corey Jenkins, Jr trust and Cynthia Moncheryl Robinson Motley as trustee of The Mariah Jenkins trust and Cynthia Moncheryl Robinson Motley as trustee of The Cara Jenkins Trust and Cynthia Moncheryl Robinson Motley as Devisee, of record in Instrument No. 20220614-0067763, in the Register's Office for Davidson County, Tennessee, dated June 07, 2022 and recorded on June 14, 2022.

Being the same property conveyed to Cynthia Moncheryl Robinson Motley a one-third (1/3) interest, to Demetris Antwaun Robinson a one-third (1/3) interest, to Cynthia Moncheryl Robinson Motley as Trustee of The Mariah Jenkins Trust a one-ninth (1/9) interest, to Cynthia Moncheryl Robinson Motley as Trustee of The Corey Jenkins, Jr. Trust a one-ninth (1/9) interest and to Cynthia Moncheryl Robinson Motley as Trustee of The Cara Jenkins Trust a one-ninth (1/9) interest, by Executor's Quitclaim Deed from Gwen Dailey-Jones as Executor of The Estate of Edith Jean Robinson, of record in Instrument No. 20131104-0114484, in the Register's Office for Davidson County, Tennessee, dated October 07, 2013 and recorded on November 04, 2013.

Being the same property conveyed to Edith J. Robinson, by Warranty Deed from Gary B. Thompson, an unmarried person, of record in Book 10066, Page 561, in the Register's Office for Davidson County, Tennessee, dated May 29, 1996 and recorded on May 30, 1996 The said Edith J. Robinson died on March 29, 2012, testate, devising subject property to Cynthia Moncheryl Robinson Motley; Demetris Antwaun Robinson; Cynthia Moncheryl Robinson Motley as Trustee of The Mariah Jenkins Trust, Cynthia Moncheryl Robinson Motley as Trustee of The Corey Jenkins, Jr Trust; Cynthia Moncheryl Robinson Motley as Trustee of The Cara Jenkins Trust See Probate Case No 12P710, Davidson County Probate Court.