This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane, Suite #115
Franklin, TN 37067
File Number: 9-5396-TM

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of March, 2025.

Notary Public
My Commission Expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 1244655 DEEDWARR
03/10/2025 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250310-0017848

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Raymond C. Walker, IV 2394 Stewart Creek Road Murfreesboro, TN 37129	New Owner	041 00 0 033.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Eric Bruening and wife, Kelsie Bruening** (individually and/or collectively, "Grantor"), transfer and convey unto **Raymond C. Walker, IV, a married man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, being Lot No. 1 on the plan of ATKINS ACRES, of record in Plat Book 9700, page 413, Register's Office for Davidson County, Tennessee, located on the Southerly margin of Brick Church Pike, and being more particularly described as follows, to-wit:

BEGINNING in an iron pin in the Westerly margin of Brick Church Pike, said pin being the Southeasterly corner of herein described lot; thence, leaving said margin, N87°16'00"W, 1062.27 feet to an iron pin; thence, with the Easterly line of Lot No. 2 of said Atkins Acres, N21°03'02"E, 671.33 feet to an iron pin in the Southerly margin of Brick Church Pike; thence, with said margin, S68°26'26"E, 105.05 feet to a concrete monument; thence, continuing with said margin and a curve concave to the South having a central angle of 15°25'46", a radius of 1782.42 feet and a chord of S60°40'31"E, 478.55 feet for an arc length of 479.99 feet to a concrete monument; thence, with a curve concave to the South having a central angle of 06°38'11", a radius of 1116.00 feet and a chord of S52°00'30"E, 129.19 feet for an arc length of 129.26 feet to an iron pin; thence, S48°41'24"E, 46.73 feet to an iron pin; thence, with a curve concave to the South having a central angle of 08°53'22", a radius of 543.00 feet and a chord of S44°14'43"E, 84.16 feet for an arc length of 84.25 feet to an iron pin; thence, S50°11'58"W, 5.00 feet to an iron pin; thence, with a curve concave to the South having a central angle of 27°36'41", a radius of 538.00 feet and a chord of S25°59'42"E, 256.77 feet for an arc length of 259.27 feet to the point of beginning, containing 426,452 feet or 9.79 acres, more or less.

Being the same property conveyed to Eric Bruening and wife, Kelsie Bruening, by Warranty Deed from Charles D. Ryan and Joyce A. Ryan, husband and wife, of record in Instrument No. 20160809-0082614, in the Register's Office of Davidson County, Tennessee, dated August 05, 2016 and recorded on August 09, 2016.

This is improved property located at: **4112 Brick Church Pike, Whites Creek, TN 37189**

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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, 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 7th day of March, 2025.

GRANTOR:

Eric Bruening

Kelsie Bruening

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eric Bruening and Kelsie Bruening, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

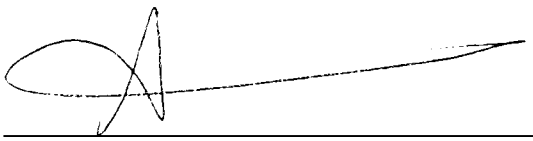
WITNESS my hand and seal at office this 7th day of March, 2025.

KEVIN DAWSON TURNER
Notary ID #134860792
My Commission Expires
April 19, 2028

Notary Public
My Commission expires: 4/19/2028

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 **March 7, 2025**.



Affiant Signature

03/10/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 10, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

