WARRANTY DEED

Karen Johnson
Batch # 1253779
03/28/2025 02 51 27 PM
Fees $23 00 Taxes $2,099 75

Davidson County
DEEDWARR
4 pgs

20250328-0023545

G-SR-25-0A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $567,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 05/05/2025

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Rosemary Cunningham	**New Owner**	
(NAME)	(NAME)	**168-00-0-070 00 P/O**
PO Box 50261		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLAYNITA HARRIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROSEMARY CUNNINGHAM, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Lying and being situated in the metropolitan government of the City of Nashville and Davidson County, Tennessee, located on the Southeast side of Highway 100, and being more particularly described as follows

Beginning at the Northwest corner of the Lands of Donald B and Cynthia K Van Ryen as described in Deed Book 9455 at Page 690 in the Davidson County Register's Office, said Northwest corner being marked by a found 5/8 inch rebar with cap stamped RLS 383 on the Southeast right of way line of Highway 100 (66 feet wide right of way), and being the most Northern corner of the property being described, thence leaving said Highway 100 along the West and South lines of said Lands of Van Ryen the following courses South 13 degrees 19 minutes 08 seconds East 305 26 feet to a found 5/8 inch rebar, North 80 degrees 09 minutes 36 seconds East 222 93 feet to a found 5/8 inch rebar with cap stamped RLS 383; and South 83 degrees 04 minutes 18 seconds East 336 68 feet to a found 5/8 inch rebar with cap stamped RLS 383 at the Southeast corner of said Lands of Van Ryen, thence leaving said Lands of Van Ryen along new lines through the Lands of Claynita S Harris as described in Deed Book 6330 at Page 346 in said Register's Office the following courses South 6 degrees 53 minutes 29 seconds West 50 06 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893, North 88 degrees 48 minutes 01 seconds West 303 50 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893, North 88 degrees 48 minutes 01 seconds West 303 50 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893, South 38 degrees 38 minutes 13 seconds West 202 75 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893, North 77 degrees 32 minutes 43 seconds West 361 00 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893, and North 82 degrees 25 minutes 24 seconds West 364 05 feet to a set 3/4 inch iron pipe with cap stamped RLS 2893 on the Southeast right of way line of said Highway 100, thence along said Southeast right of way line, along the arc of a curve to the right having a radius of 1,599 22 feet through a central angle of 23 degrees 17 minutes 25 seconds for an arc length of 650 07 feet with a chord bearing and distance of North 54 degrees 26 minutes 35 seconds East 645 60 feet to the point of beginning, containing 5 01 acres

The above description was prepared from a survey completed on July 29, 2024 by Shon S Keeton, R L S 2893, of Fairview, Tennessee. Bearings are based upon the Tennessee State Plane Coordinate System, referenced to the North American Datum of 1983 (NAD83)

Said survey is attached hereto as Exhibit A for reference

Being a portion of the same property conveyed to Ronald C. Harris and wife, Claynita Smith Harris by Warranty Deed from Metropolitan Federal Saving and Loan Association, a Tennessee corporation of record in Book 6330, page 346, Register's Office for Davidson County, Tennessee, dated July 03, 1984 and recorded on July 03, 1984

The said Ronald C Harris having passed on November 21, 2003, Claynita Smith Harris took sole ownership as the remaining tenant by the entirety by operation of law

Claynita Smith Harris being one and the same as Claynita Harris

This conveyance is subject to
• Taxes for the year 2025 and subsequent years, a lien not yet due and payable
• Application for Greenbelt Assessment - Agricultural of record in Book 8872, Page 71, in the Register's Office for Davidson County, Tennessee
• Any taxes or assessments not posted on the records of the taxing authority(ies) of which the Land described in Schedule A hereof is subject, including but not limited to Supplemental, Revised, and/or Corrected Assessments pursuant to T C A Section 67-5-509 and section 67-5-603 et seq dealing with any improvements completed after January 1and before September 1 of any year or Back Assessments pursuant to T C A Section 67-1-1001 et seq , or taxes based on a change in the classification of the Insured Land (Roll Back Taxes) pursuant to T C A Section 67-5-1001 et seq
• Easement Agreement of record in Book 8339, Page 364 and as re-recorded in Book 8341, Page 594, in the Register's Office for Davidson County, Tennessee
• Agreement for Dedication of Public Utilities Easement of record in Book 9740, Page 997, in the Register's Office for Davidson County, Tennessee
• Agreement of record in Book 11476, Page 804, in the Register's Office for Davidson County, Tennessee
• Subject to all matters shown on Survey, Record of Division of a Portion of the Lands of Claynita S Harris as shown on Survey by at Grade Land Surveying Job No 612 prepared by Shon S Keeton, TN R L S 2893, AT Grade Land Surveying, 7200 Jones Lane, Fairview, TN 37062, 615-799-2210
• Right of Way of Highway 100 a/k/a Memphis-Bristol Highway
• Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as **0 Highway 100, Nashville, Tennessee 37221**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27 DAY OF MARCH, 2025

Claynita Harris

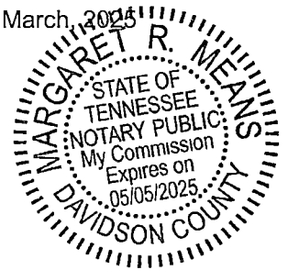
Claynita Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAYNITA HARRIS, the within named bargainor, 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

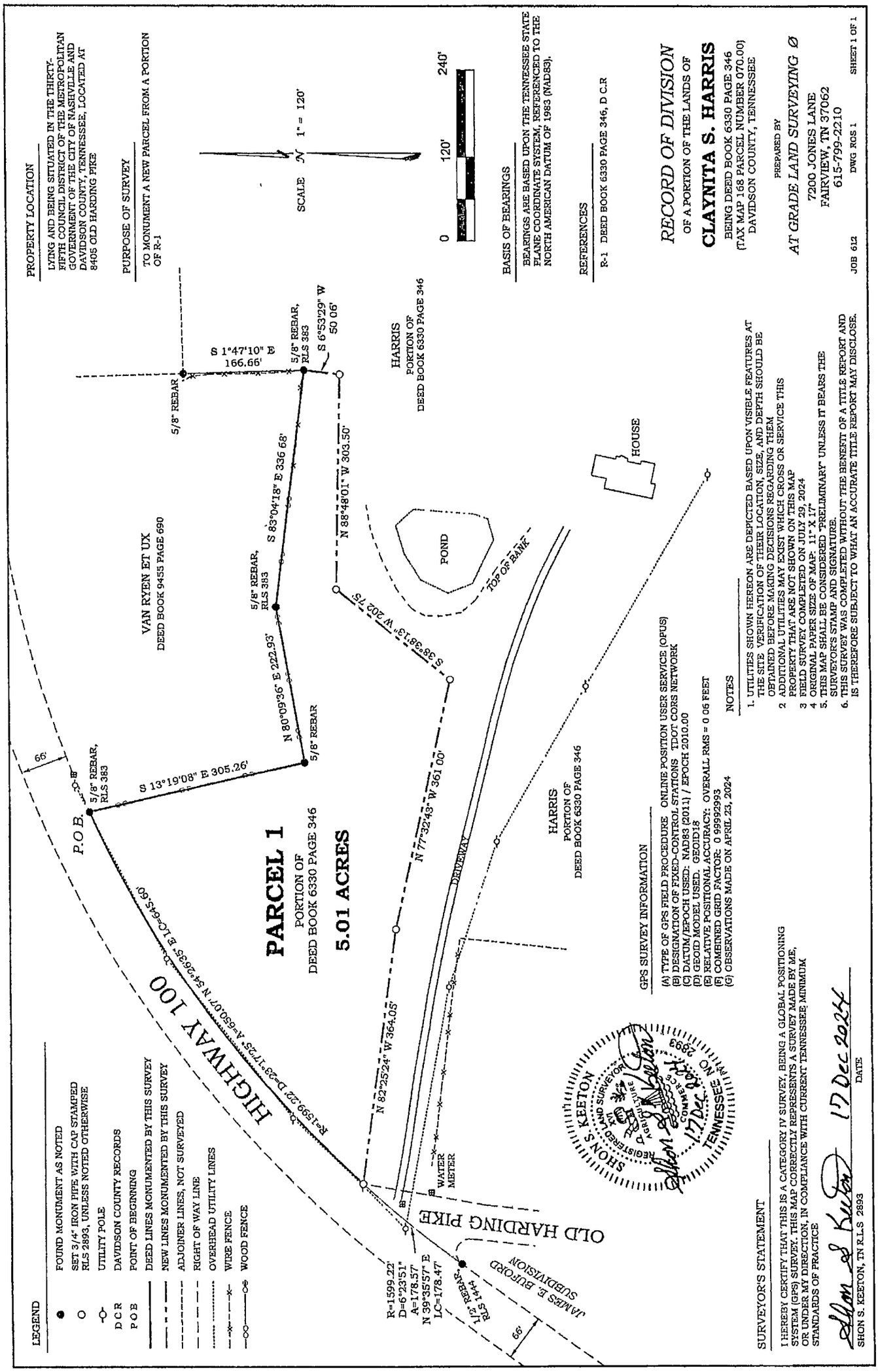
Witness my hand and official seal, this the 27th of March, 2025

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Exhibit A


PROPERTY LOCATION
LYING AND BEING SITUATED IN THE THIRTY-FIFTH COUNCIL DISTRICT OF THE METROPOLITAN GOVERNMENT OF THE CITY OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, LOCATED AT 8405 OLD HARDING PIKE
PURPOSE OF SURVEY
TO MONUMENT A NEW PARCEL FROM A PORTION OF R-1
SCALE 1" = 120'
0 120' 240'
BASIS OF BEARINGS
BEARINGS ARE BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83).
REFERENCES
R-1 DEED BOOK 6330 PAGE 346, D C.R
RECORD OF DIVISION
OF A PORTION OF THE LANDS OF
CLAYNITA S. HARRIS
BEING DEED BOOK 6330 PAGE 346
(TAX MAP 168 PARCEL NUMBER 070.00)
DAVIDSON COUNTY, TENNESSEE
PREPARED BY
AT GRADE LAND SURVEYING Ø
7200 JONES LANE
FAIRVIEW, TN 37062
615-799-2210
JOB 612
DWG ROS 1
SHEET 1 OF 1
LEGEND
FOUND MONUMENT AS NOTED
SET 3/4" IRON PIPE WITH CAP STAMPED RLS 2893, UNLESS NOTED OTHERWISE
UTILITY POLE
DCR DAVIDSON COUNTY RECORDS
POB POINT OF BEGINNING
DEED LINES MONUMENTED BY THIS SURVEY
NEW LINES MONUMENTED BY THIS SURVEY
ADJOINER LINES, NOT SURVEYED
RIGHT OF WAY LINE
OVERHEAD UTILITY LINES
WIRE FENCE
WOOD FENCE
P.O.B.
5/8" REBAR, RLS 383
S 13°19'08" E 305.26'
66'
N 80°09'36" E 222.93'
5/8" REBAR
5/8" REBAR, RLS 383
S 83°04'18" E 336.68'
5/8" REBAR
S 1°47'10" E 166.66'
5/8" REBAR, RLS 383
S 6°53'29" W 50.06'
VAN RYEN ET UX
DEED BOOK 9455 PAGE 690
HARRIS
PORTION OF
DEED BOOK 6330 PAGE 346
N 88°48'01" W 303.50'
POND
TOP OF BANK
S 38°38'13" W 202.75'
HOUSE
PARCEL 1
PORTION OF
DEED BOOK 6330 PAGE 346
5.01 ACRES
N 77°32'43" W 361.00'
DRIVEWAY
HARRIS
PORTION OF
DEED BOOK 6330 PAGE 346
N 82°25'24" W 364.05'
WATER METER
HIGHWAY 100
R=1599.22' D=28°17'25" A=850.07' N 54°26'35" E LC=841.69'
OLD HARDING PIKE
R=1599.22'
D=6°23'51"
A=178.57'
N 39°35'57" E
LC=178.47'
1/2" REBAR RLS 1444
JAMES E. BUFORD SUBDIVISION
66'
GPS SURVEY INFORMATION
(A) TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER SERVICE (OPUS)
(B) DESIGNATION OF FIXED-CONTROL STATIONS: TDOT CORS NETWORK
(C) DATUM/EPOCH USED: NAD83 (2011) / EPOCH 2010.00
(D) GEOID MODEL USED: GEOID18
(E) RELATIVE POSITIONAL ACCURACY: OVERALL RMS = 0 06 FEET
(F) COMBINED GRID FACTOR: 0 99992993
(G) OBSERVATIONS MADE ON APRIL 23, 2024
NOTES
1. UTILITIES SHOWN HEREON ARE DEPICTED BASED UPON VISIBLE FEATURES AT THE SITE VERIFICATION OF THEIR LOCATION, SIZE, AND DEPTH SHOULD BE OBTAINED BEFORE MAKING DECISIONS REGARDING THEM
2. ADDITIONAL UTILITIES MAY EXIST WHICH CROSS OR SERVICE THIS PROPERTY THAT ARE NOT SHOWN ON THIS MAP
3. FIELD SURVEY COMPLETED ON JULY 29, 2024
4. ORIGINAL PAPER SIZE OF MAP: 11" X 17"
5. THIS MAP SHALL BE CONSIDERED "PRELIMINARY" UNLESS IT BEARS THE SURVEYOR'S STAMP AND SIGNATURE.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS THEREFORE SUBJECT TO WHAT AN ACCURATE TITLE REPORT MAY DISCLOSE.
SHON S. KEETON
LAND SURVEYOR
REGISTERED
AGRICULTURE
TENNESSEE
No. 2893
17 Dec 2024
SURVEYOR'S STATEMENT
I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY, BEING A GLOBAL POSITIONING SYSTEM (GPS) SURVEY. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE
17 Dec 2024
SHON S. KEETON, TN R.L.S 2893
DATE