(2)

Return To: Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2025

Hillary Torrence
Notary Public
MY COMMISSION EXPIRES 12/19/2028
File No G25-22770

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson
Batch # 1255095
04/02/2025 10 41 23 AM
Fees $13 00 Taxes $1,054 50

Davidson County
DEEDWARR
2 pgs

20250402-0024976

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Deed Brothers LLC (NAME)	New Owner (NAME)	140-00-0-061.00
8161 Highway 100, Suite 228 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Roberta Robbins, a married woman, and Michelle Minyon and Michael Minyon, wife and husband, as tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deed Brothers 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 DAVIDSON County, Tennessee, being Tract No 14, on the unrecorded Plan of the HEATH PROPERTY, and being more particularly described according to a survey by J BRUCE RAINEY, Surveyor #823, dated July 25, 1995, known as Job #950094, as follows

BEGINNING at a point in the center line of a 50 foot joint use ingress, egress, and public utility easement, said point of BEGINNING is also a common corner of Tract Nos 13, 14, and 21, on above referenced Plan, thence leaving the center line of said 50 foot joint use ingress, egress, and public utility easement and with the common line between Tract Nos 13 and 14, North 44 degrees 42 minutes 19 seconds East 554 34 feet to an iron pin in the southwesterly line of Tract No 15 of said Plan, thence with the line of Tract No 15, South 34 degrees 40 minutes 12 seconds East 551 86 feet to an iron pin set in the center line of the said 50 foot joint use ingress, egress, and public utility easement, thence with the center line of said 50 foot joint use ingress, egress, and public utility easement and with the Northerly line of Tract No. 20 on said Plan, the following calls South 50 degrees 41 minutes 36 seconds West 51 75 feet to an iron pin, thence South 71 degrees 02 minutes 04 seconds West 299 47 feet to an iron pin, thence South 83 degrees 17 minutes 12 seconds West 140 29 feet to an iron pin, thence North 65 degrees 03 minutes 32 seconds West 94 13 feet to an iron pin, thence North 43 degrees 05 minutes 30 seconds West, passing the northern most common corner of Tract Nos 20 and 21 at 90 18 feet, in all 228 27 feet to the point of BEGINNING

INCLUDED in the above described tract is that portion of the said 50 foot joint use ingress, egress, and public utility easement along the southerly line of Tract No 14 Additionally, there is a 15 foot public utility easement located immediately North of and adjacent to the above described 30 foot joint use ingress, egress, and public utility easement

TOGETHER with the Grantors 1/21st interest in a right-of-way conveyed to them in Book 9842, page 992, as follows

BEGINNING at a point in the center of POPLAR CREEK ROAD, being the Southeast corner of the Gibson property of

record in Book 5324, page 571, Register's Office for DAVIDSON County, Tennessee; thence North 28 degrees 59 minutes 32 seconds East 74.32 feet to an iron pin, thence North 18 degrees 54 minutes 48 seconds West 347 81 feet to an iron pin; thence North 14 degrees 53 minutes 08 seconds West 60 18 feet to an iron pin, thence North 14 degrees 39 minutes 36 seconds East 56 80 feet to an iron pin; thence North 73 degrees 14 minutes 36 seconds East 58.70 feet to an iron pin in the Westerly margin of the Walker property of record in Book 6720, page 102, Register's Office for DAVIDSON County, Tennessee; thence with said Walker property, South 06 degrees 35 minutes 51 seconds West 102.85 feet to an iron pin, being the Northwest corner of Tract No 1 of the Goodall Bailey Division, Section 1, thence with said Tract No. 1, South 18 degrees 54 minutes 48 seconds East 382.34 feet to an iron pin; thence South 28 degrees 59 minutes 32 seconds West 88 38 feet to a point in the center of Poplar Creek Road; thence with the center of Poplar Creek Road, North 70 degrees 16 minutes 1 second West 50.66 feet to the point of beginning

Being the same property conveyed to Roberta Robbins, a married woman, and Michelle Minyon and Michael Minyon, wife and husband, as tenants in common with rights of survivorship by Deed dated June 7, 2023 from Deed Brothers, LLC, recorded June 9, 2023, in Instrument Number 20230609-0044029, in the Register's Office of Davidson County, Tennessee Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein
The above legal description is the same as that contained in the previous deed of record
The signature of Michael Minyon is signed by his/her duly appointed Attorney-in-fact Michelle Minyon, pursuant to the Power of Attorney recorded in Instrument # 20250402-0024975, said Register's Office.

This is unimproved property, known as 8678 Poplar Creek Rd., Nashville, TN 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 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.

Witness my/our hand(s) this 28th day of March, 2025

Roberta Robbins

Michelle Minyon

Michael Minyon by Michelle Minyon, his Atty in fact

Michael Minyon by Michelle Minyon, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2025, before me personally appeared Roberta Robbins and Michelle Minyon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 28th day of March, 2025

Lori Buie

Notary Signature
My commission expires. 6/29/27

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Michelle Minyon, Attorney in fact for Michael Minyon, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 28th day of March, 2025

Lori Buie

Notary Public My Commission Expires 6/29/27

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066