Karen Johnson Davidson County
Batch# 1259877 DEEDWARR
04/14/2025 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250414-0028230

# WARRANTY DEED

B-ELAM-25-RIVER

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-25-2028
(AFFIX SEAL)

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

**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) |
|---|---|---|
| **Landon A. Maples and Katelin R. Maples** | **Landon A. Maples and Katelin R. Maples** | |
| (NAME) | (NAME) | **077-00-0-052.00** |
| **5525 Mulligan Court** | **5525 Mulligan Court** | |
| (ADDRESS) | (ADDRESS) | |
| **Hermitage, TN 37076** | **Hermitage, TN 37076** | |
| (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, **JOSHUA G. MIMMS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LANDON A. MAPLES AND KATELIN R. MAPLES, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Lot No. 8 of Nine (9) Lots known as Deer Ridge Acres, (not of record) and is a portion of the Enoch Dozier property of record in Book 4258, page 40, Register's Office for Davidson County, Tennessee, and being more particularly described according to a plat made by James T. Brewer, revised November 2, 1973, as follows:

Bounded on the North by River Rd, East by Lot No 7, South by the property of Vorbusch, West by Lot No. 9.

Beginning in the center of Cub Creek and thence along the South margin of River Road, also known as River Road Pike, South 63 degrees 45 minutes East 205 feet; thence South 66 degrees 00 minutes East 100 feet; thence South 61 degrees 30 minutes East 100 feet; thence South 57 degrees 00 minutes East 100 feet; thence South 52 degrees 30 minutes East 100 feet; thence South 50 degrees 45 minutes East 150 feet; thence South 37 degrees 15 minutes East 103.5 feet to an iron pipe, the Northwest corner of the lot being described, and also the Northeast corner of Lot No. 9; thence with the South margin of River Road, South 37 degrees 15 minutes East 46.5 feet to an iron pipe; thence South 35 degrees 45 minutes East 150 feet to an iron pipe; thence South 34 degrees 15 minutes East 87 feet to an iron pipe, the Northeast corner of Lot No. 8, also the same point being the Northwest corner of Lot No 7; thence leaving the south margin of River Road and with the West boundary of Lot No. 7, South 43 degrees 39 minutes 01 seconds West 929.79 feet to an iron pipe, the Southwest corner of Lot No. 7; thence with the boundary of Lot No. 7, South 35 degrees 42 minutes 22 seconds East 250 feet to an iron pipe, the same point being the Southeast corner of Lot No. 7 and in the West boundary of Lot No. 6; thence with the West boundary of Lot No. 6, South 43 degrees 21 minutes 28 seconds West 449.99 feet to an iron pipe, the same point being the Southwest corner of Lot No. 6, also the Southeast corner of Lot No. 8 and in the North boundary of the Vorbusch property; thence with the North boundary of the Vorbusch property, North 35 degrees 25 minutes 25 seconds West 518.85 feet to an iron stake, the same point being the Southwest corner of Lot No. 8 and the Southeast corner of Lot No. 9; thence with the East boundary of Lot No. 9, North 43 degrees 03 minutes East 1377.27 feet to the point of beginning.

Being the same property conveyed to Joshua G. Mimms by Quit Claim Deed from Malcolm L. Mimms, Sr., and wife, Paula Mimms of record in Instrument No. 20140417-0032045 Register's Office for Davidson County, Tennessee, dated April 11, 2014 and recorded on April 17, 2014.This property is not, nor has ever been, the marital residence of Joshua G. Mimms.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on that survey made by James T. Brewer, revised November 2, 1973. (copy not available)
- Restrictions of record in Book 4987, Page 730, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 4239, Page 460, in the Register's Office for Davidson County, Tennessee.

- Deed of record in Book 4258, Page 40, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 River Road Pike, Nashville, Tennessee 37209**.

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 11 DAY OF APRIL, 2025.

Joshua G. Mimms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA G. MIMMS, 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 11th of April, 2025.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

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

Certificate of Authenticity

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or 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 4/11/25.

Date

Affiant Signature

4/11/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of April, 25.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal

