Karen Johnson Davidson County
Batch# 1263186 DEEDWARR
04/22/2025 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20250422-0030842

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$800,000.00**

Subscribed and sworn to before me this 17th day of April, 2025.

Notary Public **Affiant**
My Commission Expires: 6/20/28

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Rivergate Pkwy, LLC, a Tennessee Limited Liability Company **139 Ashland Point** **Hendersonville, TN 37075**	**Rivergate Pkwy, LLC, a Tennessee Limited Liability Company** **139 Ashland Point** **Hendersonville, TN 37075**	**026-05-0-133.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **W.J. Hailey, III, A/K/A Wesley James Hailey, III**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Rivergate Pkwy, LLC, a Tennessee Limited Liability Company**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being in the City of Goodlettsville, described according to a survey made by Barge, Waggoner, Sumner and Cannon Engineers, dated May 23, 1979, and described as follows:

BEGINNING at an iron pin in the south margin of Francis Street, the same being the northeast corner of the property conveyed to Metropolitan Government of Nashville, by deed from The Metropolitan Board of Education, of record in Book 4159, page 347, being also the northwest corner of the same property conveyed H.H. Chitwood, Trustee, by deed of record in Book 4255, page 989, said Register's office; thence South 88° 00' West 219.50 feet along the south margin of Francis Street to a point; thence southwesterly around a curve that has a radius of 30.34 feet a distance of 35.17 feet to the point of a reverse curve; thence southwesterly around a curve that has a 248.85 foot radius, a distance of 41.51 feet to a point of a reverse curve; thence southeasterly around a curve that has a 25 foot radius a distance of 41.54 feet to a reverse curve; thence southeasterly around a curve on the new relocated northerly margin of Two Mile Pike, said curve has a radius of 1195.92 feet a distance of 322.48 feet to a point; thence leaving said margin of Two Mile Pike with Chitwood's west line, North 2° 43' West 277.86 feet to the point of beginning containing 1.04 acres., more or less.

Being the same property conveyed to W. J. Hailey, Trustee by the Metropolitan Government of Nashville and Davidson County, dated October 4, 1978 in Book 5346, Page 867, and Correction Deed dated August 6, 1979 in Book 5482, Page 466, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to W. J. Hailey, III by Quitclaim Deed from W. J. Hailey, Trustee dated October 2, 1979 and recorded October 4, 1979 in Book 5509, Page 491, Register's Office of Davidson County, Tennessee.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property commonly known as: 303 Frances Street, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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 hand this 17th day of April, 2025.

W J Hailey III

W.J. Hailey, III,
A/K/A Wesley James Hailey, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright a Notary Public in and for said County and State, **W.J. Hailey, III, A/K/A Wesley James Hailey III**, the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 17th day of April, 2025.

My Commission Expires:

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC OF DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 9, 2027

Mary Birthright

Notary Public

Certificate of Authenticity

I, **Brenda Huntsman**, 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 4/17/25.

Date

Brenda Huntsman

Affiant Signature

4/22/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22nd day of April, 2025.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

