Karen Johnson Davidson County
Batch# 1277197 DEEDWARR
05/23/2025 11:44:30 AM 5 pgs
Fees: $28.00 Taxes: $3,885.00
20250523-0040829

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-20-2028
(AFFIX SEAL)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MJ-ZT-25-2940

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)
Ronald Charpentier and Willie Charpentier	**NEW OWNER**	
(NAME)	(NAME)	
~~XXXXXXXXXX~~ 1014 Buena Vista Dr.	**1014 Buena Vista Drive**	**015-00-0-277.00** **015-00-0-029.00**
(ADDRESS)	(ADDRESS)	
~~XXXXXXXXXXXXX~~ Franklin, TN 37069	**Franklin, TN 37069**	
(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, **MORGAN ROAD VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RONALD CHARPENTIER AND WILLIE CHARPENTIER,** 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:

Tract 1

Beginning at an Iron Pin Set (IPS) on the west Right of Way of Wilkinson Road, at the eastern most southeast corner of Brian Chase and Will Adams, as recorded in Instrument #20100122 0005851, Register's Office Davidson County (R.O.D.C.); thence, leaving Chase and Adams with the west R.O.W. of said road, the following calls: S 09°59'39" E, a distance of 103.31' to a Point; with a curve turning to the right with an arc length of 80.28', with a radius of 2850.00', with a chord bearing of S 09°11'14" E, with a chord length of 80.27' to a Point; S 08°22'50" E, a distance of 78.89' to a Point; with a curve turning to the left with an arc length of 131.47', with a radius of 355.00', with a chord bearing of S 18°59'24" E, with a chord length of 130.72' to a Point; with a compound curve turning to the left with an arc length of 89.75', with a radius of 634.94', with a chord bearing of S 33°38'57" E, with a chord length of 89.68' to a Point; S 37°41'55" E, a distance of 132.08' to a Point; with a curve turning to the right with an arc length of 115.58', with a radius of 15079.58', with a chord bearing of S 37°28'44" E, with a chord length of 115.58' to a Point; S 37°15'32" E, a distance of 201.07' to a point; with a curve turning to the right with an arc length of 249.92', with a radius of 1550.00', with a chord bearing of S 32°33'19" E, with a chord length of 249.65' to a Point; S 27°56'10" E, a distance of 59.81' to a Point; with a curve turning to the left with an arc length of 66.25', with a radius of 2280.00', with a chord bearing of S 28°46'06" E, with a chord length of 66.24' to an IPS; thence, leaving said road with a new Morgan Road Ventures, LLC severance line, the following calls: S 60°11'07" W, a distance of 1380.10' to an IPS; N 29°12'16" W, passing an IPS at 314.76', a total distance of 593.33' to an IPS; N 90°00'00" W, a distance of 236.41' to a Point in the centerline of a Creek, at the southern most southeast corner of Brian Chase and Will Adams, as recorded in Instrument #20100122 0005851, R.O.D.C.; thence, leaving said severance line with Chase and Adams and the center of said creek, the following calls: N 02°04'41" W, a distance of 66.80' to a Point; N 34°51'29" E, a distance of 71.93' to a Point; N 26°36'19" E, a distance of 319.16' to a Point; N 35°09'19" E, a distance of 289.52' to a Point; N 53°01'19" E, a distance of 162.85' to a Point; N 29°30'19" E, a distance of 163.70' to a Point; N 10°35'19" E, a distance of 178.78' to a Point; N 63°15'19" E, a distance of 67.92' to a Point; S 71°57'41" E, a distance of 136.13' to a Point; N 53°18'19" E, a distance of 246.24' to a Point; thence, leaving said creek and continuing with Chase and Adams, the following calls: N 52°22'53" E, a distance of 174.75' to a Point; S 51°53'16" E, a distance of 5.02' to the Point of Beginning. Containing 36.54 acres, more or less, as surveyed by T-Square Engineering, J. Mark Cantrell, TN PLS# 1859, on May 13th, 2025.

Also herewith conveyed is a joint driveway easement of record in Instrument No.

202505230040828, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Morgan Road Ventures, LLC by Warranty Deed from E. Wayne Winters and Annette E. Winters of record in Instrument No. 20220114-0006237 Register's Office for Davidson County, Tennessee, dated January 10, 2022 and recorded on January 14, 2022.

Tract 2

Beginning at an Iron Pin Set (IPS) on the west Right of Way of Wilkinson Road, at the eastern most southeast corner of Brian Chase and Will Adams, as recorded in Instrument #20100122 0005851, Register's Office Davidson County (R.O.D.C.); thence, leaving Chase and Adams with the west R.O.W. of said road, the following calls: S 09°59'39" E, a distance of 103.31' to a Point; with a curve turning to the right with an arc length of 80.28', with a radius of 2850.00', with a chord bearing of S 09°11'14" E, with a chord length of 80.27' to a Point; S 08°22'50" E, a distance of 78.89' to a Point; with a curve turning to the left with an arc length of 131.47', with a radius of 355.00', with a chord bearing of S 18°59'24" E, with a chord length of 130.72' to a Point; with a compound curve turning to the left with an arc length of 89.75', with a radius of 634.94', with a chord bearing of S 33°38'57" E, with a chord length of 89.68' to a Point; S 37°41'55" E, a distance of 132.08' to a Point; with a curve turning to the right with an arc length of 115.58', with a radius of 15079.58', with a chord bearing of S 37°28'44" E, with a chord length of 115.58' to a Point; S 37°15'32" E, a distance of 201.07' to a point; with a curve turning to the right with an arc length of 249.92', with a radius of 1550.00', with a chord bearing of S 32°33'19" E, with a chord length of 249.65' to a Point; S 27°56'10" E, a distance of 59.81' to a Point; with a curve turning to the left with an arc length of 66.25', with a radius of 2280.00', with a chord bearing of S 28°46'06" E, with a chord length of 66.24' to an IPS; thence, leaving said road with a new Morgan Road Ventures, LLC severance line, the following calls: S 60°11'07" W, a distance of 1380.10' to an IPS; N 29°12'16" W, passing an IPS at 314.76', a total distance of 593.33' to an IPS; N 90°00'00" W, a distance of 236.41' to a Point in the centerline of a Creek, at the southern most southeast corner of Brian Chase and Will Adams, as recorded in Instrument #20100122 0005851, R.O.D.C.; thence, leaving said severance line with Chase and Adams and the center of said creek, the following calls: N 02°04'41" W, a distance of 66.80' to a Point; N 34°51'29" E, a distance of 71.93' to a Point; N 26°36'19" E, a distance of 319.16' to a Point; N 35°09'19" E, a distance of 289.52' to a Point; N 53°01'19" E, a distance of 162.85' to a Point; N 29°30'19" E, a distance of 163.70' to a Point; N 10°35'19" E, a distance of 178.78' to a Point; N 63°15'19" E, a distance of 67.92' to a Point; S 71°57'41" E, a distance of 136.13' to a Point; N 53°18'19" E, a distance of 246.24' to a Point; thence, leaving said creek and continuing with Chase and Adams, the following calls: N 52°22'53" E, a distance of 174.75' to a Point; S 51°53'16" E, a distance of 5.02' to the Point of Beginning. Containing 36.54 acres, more or less, as surveyed by T-Square Engineering, J. Mark Cantrell, TN PLS# 1859, on May 13th, 2025.

Also herewith conveyed is a joint driveway easement of record in Instrument No. 202505230040828, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Morgan Road Ventures, LLC by Warranty Deed from E. Wayne Winters and Annette E. Winters of record in Instrument No. 20220114-0006237 Register's Office for Davidson County, Tennessee, dated January 10, 2022 and recorded on January 14, 2022.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- 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.

The Land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 477, Plat 20040927-0115999 and Plat 20070806-0093144, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20040930-0117810 in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20230410-0025660, in the Register's Office for Davidson County, Tennessee.

- Application for Greenbelt Assessment of record in Book 8899, Page 219, Book 8899 Page 220, Instrument Numbers 20230313-001507 and 20230313-0018058, in the Register's Office for Davidson County, Tennessee.

• Possible Lease Agreements of record in Book 9424, Page 431; Book 4868, Page 914 and Instrument No. 20140520-0043470, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the survey prepared by J. Mark Cantrell, TN PLS #1859 of T-Square Engineering, 111 Southeast Pkwy Ct., Franklin, TN 37064, dated May 13, 2025, Project 21-1127.

• Subject to the maintenance requirement in the Joint Driveway Easement, Utility Easement and Mutual Maintenance Agreement of record in Instrument No. —202505230040828———————, Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **0 Morgan Road, Joelton, Tennessee 37080**.

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 23 DAY OF MAY, 2025.

Morgan Road Ventures, LLC, a Tennessee Limited Liability Company

BY: Gary Lynn Ealey
Lynn Ealey
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNN EALEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of MORGAN ROAD VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 of May, 2025.

William Grones

Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

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

Certificate of Authenticity

I, Russell J. McCann, 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

5/23/25.

Date

Affiant Signature

May 21, 2025

State of TN
County of Williamson

Sworn to and subscribed before me this 21st day of May, 2025

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON