Karen Johnson
Batch # 1283481
06/09/2025 11:36:14 AM
Fees: $23.00 Taxes: $4,070.00

Davidson County
DEEDWARR
4 pgs

20250609-0045127

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
25-10040

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $1,100,000.00

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/27/2027
WILLIAMSON COUNTY

Sworn to and subscribed before me this 4 day of ~~May, 2025~~. June 2025

Affiant

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Joe N. Smith 7174 Whites Creek Pike Joelton, TN 37080	New Owner	021 00 0 016.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joelton TC Ventures, LLC,** a Tennessee limited liability company, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Joe N. Smith, a married man,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A Tract of land in the 1st Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, City of Joelton, being bounded on the North by Joe N. Smith, on the East by Eatons Creek Road, on the South by Baggett Subdivision, Section Two and Landis W. Hicks and on the West by Landis Wayne Hicks and being more particularly described as follows:

Beginning at an iron rod (found) at an offset on the Westerly right-of-way line of Eatons Creek Road, right-of-way width varies; Said iron being situated 5.00 feet, more or less, East of the Northeasterly property corner for Lot No. 4 as shown on the final plan of BAGGETT SUBDIVISION, SECTION TWO as of record in Plat Book 4595, Page 14, Register's Office for Davidson County, Tennessee; Said iron rod also being the Southeasterly property corner of the herein described tract; thence,

1. Leaving the Westerly right-of-way line of said Eatons Creek Road, South 89 degrees 54 minutes 42 seconds West, 5.03 feet to an iron rod (set) at the Northeasterly property corner of said Lot No. 4, Baggett Subdivision Section Two; thence,

2. With the Northerly boundary line of said Baggett Subdivision, Section Two, South 89 degrees 54 minutes 42 seconds West, 255.77 feet to an iron rod (found); thence,

3. North 89 degrees 08 minutes 06 seconds West, 176.02 feet to an iron rod in concrete (found); thence,

4. South 08 degrees 32 minutes 19 seconds West, 9.09 feet to an iron rod (found) at the Northeasterly property corner of a tract of land conveyed to Landis W. Hicks (Tax Map 21, Parcel 14.00) as of record in Instrument No. 20180329-0029751, Register's Office for Davidson County, Tennessee; thence,

5. With the Northerly property line of said Landis W. Hicks, North 72 degrees 41 minutes 30 seconds West, 249.99 feet to an iron rod (found) in the Easterly property line of a tract of land conveyed to Landis Wayne Hicks (Tax Map 21, Parcel 13.00) as of record in Deed Book 5463, Page 962, Register's Office for Davidson County, Tennessee; thence,

6. With the Easterly property line of said Landis Wayne Hicks, in part, North 05 degrees 27 minutes 07 seconds East, 709.36 feet to a concrete monument (found) at the Southwesterly property corner of a tract of land conveyed to Joe N. Smith (Tax Map 21, Parcel 19.00) as of record in Instrument No. 20050505-0050805, Register's Office for Davidson County, Tennessee; thence,

7. With the Southerly property line of said Joe N. Smith, South 83 degrees 51 minutes 27 seconds East, 707.28 feet to an iron rod (set) in the Westerly property line of Lot No. 2 as shown on the final plan of Meadowlark Estates as of record in Plat Book 3842, Page 89, Register's Office for Davidson County, Tennessee; thence,

8. With the Westerly property line of said Lot No. 2, Meadowlark Estates, in part, South 07 degrees 16 minutes 33 seconds West, passing through a concrete monument (found) at 16.84 feet, being the Southwesterly property corner of said Lot No. 2, for a total distance of 175.07 feet to an iron rod (found) in the Westerly property line of a tract of land conveyed to Robert A. Hall and Dovie Ann Holt as of record in Deed Book 8084, Page 864, Register's Office for Davidson County, Tennessee; thence,

9. With the Westerly property line of said Robert A. Hall and Dovie Ann Holt, North 85 degrees 34 minutes 40 seconds West, 7.07 feet to an iron rod (found); thence,

10. South 06 degrees 51 minutes 15 seconds West, 83.28 feet to an iron rod in concrete (found) at the Northwesterly property corner of a tract of land conveyed to Joe N. Smith (Tax Map 21, Parcel 17.00) as of record in Deed Book 10132, Page 480, Register's Office for Davidson County, Tennessee; thence,

11. With the Westerly property line of said Joe N. Smith, South 07 degrees 29 minutes 23 seconds West, 125.30 feet to an iron rod (found), being the Southwesterly property corner of said Joe N. Smith; thence,

12. With the Southerly property line of said Joe N. Smith, South 53 degrees 24 minutes 52 seconds East, 51.69 feet to an iron rod (set) in the Westerly right-of-way line of the aforementioned Eatons Creek Road; thence,

13. With the Westerly right-of-way line of said Eatons Creek Road, South 22 Degrees 51 minutes 42 seconds West, 42.83 feet to an iron rod (set); thence,

14. In a Southwestwardly direction with a curve to the left having a central angle of 13 degrees 20 minutes 59 seconds, a radius of 790.00-feet, for an arc length of 184.07 feet to an iron rod (set); Said curve has a chord bearing and distance of South 16 degrees 11 minutes 13 seconds West, 183.65 feet; thence,

15. South 09 degrees 30 minutes 43 seconds West, 72.44 feet to the Point of Beginning and containing 509,101 square feet or 11.69 acres, more or less, as calculated by the above courses and distances which were within the precision requirements of an Alta/NSPS land title survey of 2021.

Being the same property conveyed to Joelton TC Ventures, LLC, a Tennessee limited liability company, by Warranty Deed from Joe N. Smith, a married man, of record in Instrument No. 20220112-0004283, in the Register's Office of Davidson County, Tennessee, dated January 10, 2022 and recorded on January 12, 2022.

This is unimproved property known as **6289 Eatons Creek Road, Joelton, TN 37080**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 29 day of May, 2025.

Gary Ealey, Authorized Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Gary Ealey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member of Joelton TC Ventures, LLC, the within named bargainor, a limited liability company, and that he as such authorized member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as member.

Witness my hand and seal, this 29th **day of May, 2025.**

Susan E. Gorman
Notary Public

My Commission Expires: 3/9/2027

