WARRANTY DEED

Karen Johnson Davidson County
Batch# 1283855 DEEDWARR
06/10/2025 02:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,202.50
20250610-0045609

MJ-ZS-25-2870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: June 16, 2027
(AFFIX SEAL)

RACHEL BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

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)
Marcus Alvarez and Samantha Alvarez	**NEW OWNER**	
(NAME)	(NAME)	**PART OF 015-00-0-029.00**
2870 Morgan Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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 **MARCUS ALVAREZ AND SAMANTHA ALVAREZ, 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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Commencing 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, at the Point of Beginning; thence, continuing with the west R.O.W. of said road, with a curve turning to the left with an arc length of 8.43', with a radius of 2596.31', with a chord bearing of S 29°42'24" E, with a chord length of 8.43' to a point; S 29°48'46" E, a distance of 41.57' to an IPS; thence, leaving said road with a new Morgan Road Ventures, LLC severance line, the following calls: S 60°11'07" W, passing an IPS at 1401.24', a total distance of 1430.61' to an IPS; N 57°25'14" W, a distance of 55.21' to an IPS; S 77°05'13" W, a distance of 496.56' to an IPS; S 20°46'27" W, a distance of 145.01' to an IPS; S 77°05'13" W, a distance of 277.38' to an IPS; N 19°18'37" E, a distance of 344.11' to an IPS; N 00°51'59" E, a distance of 247.06' to an IPS; N 16°25'22" E, a distance of 226.56' to a Point in the center of a Creek; thence, with the center of said creek and continuing with said severance line, N 65°04'33" E, a distance of 180.65' to a Point, at the southern most southeast corner of Brian Chase and Will Adams, as recorded in Instrument #20100122 0005851 (R.O.D.C.); thence, leaving Chase and Adams and said creek and continuing with said severance line, the following calls: N 90°00'00" E, a distance of 236.41' to an IPS; S 29°12'16" E, a distance of 593.33' to an IPS; N 60°11'07" E, a distance of 1380.10' to the Point of Beginning. Containing 11.30 acres, more or less, as surveyed by T-Square Engineering, J. Mark Cantrell, TN PLS# 1859, on May 13th, 2025.

Also conveyed herein is a 30' Ingress-Egress Easement, being more particularly described as follows:

Commencing at an Iron Pin Found on the north Right of Way (R.O.W.) of Morgan Road (50' R.O.W.), at the southwest corner of Tracey and David Davenport, as recorded in Instrument #20050606 0064286, Register's Office Davidson County (R.O.D.C.); thence, leaving Davenport with the north R.O.W. of said road, thence with a curve turning to the right with an arc length of 46.36', with a radius of 792.93', with a chord bearing of N 50°15'20" E, with a chord length of 46.35' to the Point of Beginning; Said Point in the center of the Easement being described; thence, leaving said road with the center of the easement being described, the following calls: N 41°58'58" W, a distance of 118.74' to a Point; with a curve turning to the right with an arc length of 189.92', with a radius of 300.00', with a chord bearing of N 23°27'45" W, with a chord length of 186.77' to a Point; N 03°31'22" W, a distance of 152.69' to a Point; with a curve turning to the left with an arc length of 39.49', with a radius of 45.00', with a chord bearing of N 31°50'52" W, with a chord length of 38.23' to a Point; N 56°59'12" W, a distance of 71.29' to a Point; with a curve turning to the right with an arc length of 37.39', with a radius of 45.00', with a chord bearing of N 33°10'52" W, with a chord length of 36.33' to a Point; N 00°24'57" E, a distance of 68.19' to a Point at the Terminus the 30' Easement being described.

Being a portion of the same property conveyed to Morgan Road Ventures, LLC, a Tennessee limited liability company 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, a lien not yet due and payable.
- Application for Greenbelt Assessment - Forest Land of record in Instrument Number 20230313-0018057 and Instrument No. 20230313-0018058, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 477; Instrument No. 20040927-0115999; Instrument No. 20051027-0130019 and Instrument No. 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.
- Subject to the maintenance requirement in Joint Driveway Easement, Utility Easement and Mutual Maintenance Agreement of record in Instrument No. 20250520-0039666, Register's Office for Davidson County, Tennessee.
- Terms and conditions of a (possible) lease by and between Estate of Anita K. Winters and the United States of America as evidenced in a Memorandum of Lease of record in 20140520-0043470, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2870 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 6 DAY OF JUNE, 2025.

Morgan Road Ventures, LLC, a Tennessee limited liability company

BY: Gary Lynn Ealey
Gary Lynn Ealey
Authorized Member

STATE OF New York
COUNTY OF Clinton

Personally appeared before me via audio-visual communication, the undersigned, a Notary Public in and for said County and State, GARY 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 6th of June, 2025.

William T. 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

Tennessee Certificate of Authenticity

I, Rachel Brown, 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 June 6, 2025.

Rachel Brown
Affiant Signature

6-6-25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of June, 2025.

Kellie H. Moss
Notary's Signature
My Commission Expires: June 23, 2025

Notary's Seal

