# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1284621 DEEDWARR
06/16/2025 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250616-0046646

LL-SR-25-1052

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/20/26

(AFFIX SEAL)

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

**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) |
|---|---|---|
| **Navarro Properties, LLC** | **Same as New Owner** | |
| (NAME) **1720 Salem Road** | (NAME) | **133-00-0-051.00**<br>**133-00-0-052.00**<br>**133-00-0-102.00** |
| (ADDRESS) **Lebanon, TN 37090** | (ADDRESS) | |
| (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, **MOLLY VICE, SINGLE** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NAVARRO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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, described as follows and combining three previous tracts:

Land described according to a survey made by E.L. Miller, Jr., & Company, dated August 8, 1968, as follows:

Beginning at a point in the center of Antioch Pike with its intersection in the center of Seven Mile Creek; thence with the center of said creek as follows: North 5 degrees 40 minutes East 46 feet; North 12 degrees 55 minutes West 153 feet; North 16 degrees 30 minutes East 187 feet; North 30 degrees 05 minutes East 50 feet and North 52 degrees 15 minutes East 89 feet to the intersection with prior location of Mill Creek, the above being a partial boundary of Tract No. 4 (Parcel H) 5th Civil District conveyed to Henry Horrell and Wilson Brazelton. d/b/a B. & H. Development Company, by Katherine B. Shumate, a widow, by deed of record in Book 4262, Page 80, Register's Office for Davidson County, containing 1.3 acres, more or less. Thence, land described according to a survey made by Z.J. Wilkerson, Surveyor, on August, 1940, as follows:

Down centerline of Mill Creek, prior to relocation, North 55 degrees 30 minutes West approximately 50 feet; thence North 5 degrees West 300 feet; thence North 15 degrees East approximately 266 feet to I-24 right-of-way, the above boundary being a partial boundary of a tract of land in the 6th Civil District conveyed to Johnny Shumate by Katherine B. Shumate by deed of record in Book 5574, page 105, and also a partial boundary of a tract of land in the 2nd Civil District described according to a survey made by John D. Kerr, Surveyor, March 24, 1951, and conveyed to B. & H. Development Company, a partnership composed of Wilson Brazelton and Henry Horrell, by deed of record in Book 4162, Page 287, Register's Office for Davidson County, containing 5.25 acres, more or less. Thence, along I-24 Southwest right-of-way with the radius of a 1 degrees curve to the right a circular distance of 639.14 feet to a point; thence, South 32 degrees 54 minutes East 343.5 feet to a point in the center of Mill Creek, prior to relocation, the above being a partial boundary of a tract of land conveyed by E.C. Vinson and wife, Mary Y. Vinson, to the State of Tennessee by deed of record in Book 2813, Page 389, Register's Office for Davidson County, with right of access to I-24 and channel maintenance; thence, land described according to a survey made by E.L. Miller, Jr., 1963 as follows:

Continuing along I-24 right-of-way, South 32 degrees 54 minutes East 504 feet to the Northerly margin of Antioch Pike; thence, North 73 degrees 15 minutes West 264.6 feet; thence, South 16 degrees 45 minutes West 30 feet; thence, North 73 degrees 15 minutes West 250.5 feet; thence, South 16 degrees 45 minutes West 21 feet; thence, North 74 degrees 40 minutes West 337 feet; thence, South 10 degrees 50 minutes West approximately 30 feet to the centerline of Antioch Pike; thence, with the centerline of said Pike North 74 degrees 40 minutes West 100 feet to the point of beginning in the centerline of Antioch Pike. The last partial boundary is from a tract of land in the 5th Civil District conveyed to B. & H. Development Company by Andrew Jackson Post No. 1291 V.F.W. by deed of record in Book 4165, Page 49, Register's Office for

2025.0464

Davidson County, containing 5.45 acres, more or less.

The herein described tract is bounded by I-24 right-of-way, Antioch Pike, and the prior location of Mill Creek and contains 12.0 acres, more or less. This combination description of the three said tracts by Ed F. Wheeler, surveyor and engineer.

Included in the above description by excluded therefrom is the property sold to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6568, Page 637, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Carney by Warranty Deed from Alireza Nourabadt, unmarried, dated May 9, 2022 and recorded May 25, 2025 in Instrument No. 20220525-0060736, Register's Office of Davidson County, Tennessee.
The said Matthew Carney having since died intestate on July 4th, 2024, leaving Molly Vice as his sole heir at law as noted in Affidavit of Heirship of Record in Instrument No.: 202506160046644 and 202506160046645, Register's Office for Davidson County Tennesse. Probate has been opened for The Estate of Matthew Carney in Probate Case No.:24P1504, Chancery Court Probate Division for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Deed to State of TN of record in Book 6568, Page 637, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 4816, Page 298, 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: **1052 Antioch Pike, Nashville, Tennessee 37211**.

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 21st DAY OF MAY, 2025.

Molly Vice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOLLY VICE, 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 21st of May, 2025.

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

Notary Public
My Commission Expires:
(SEAL)

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

**Tennessee Certification of Electronic Document**

I, Blake Reynolds, 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 5/21/25 (date of document).

Affiant Signature

6/11/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON