RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT250400028

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1284724 DEEDWARR
06/16/2025 11 26 12 AM 2 pgs
Fees $13 00 Taxes $850 63

20250616-0046792

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the 3rd day of June, 2025

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Rekha Acharya **797 Alameda Ave.** **Nolensville, TN 37135**	**SAME**	**181-00-0-117300**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Anita Culbertson, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rekha Acharya

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A PARCEL OF LAND SITUATED IN ANTIOCH, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL (SET) IN THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD AT THE NORTHEAST CORNER OF THE LAKE M. MIDDLETON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210907-0119331, RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN), SAID MAG NAIL (SET) BEING THE NORTHWEST CORNER OF THE JOHN VOGELAAR AND JANET VOGELAAR PROPERTY AS OF RECORD IN INSTRUMENT NO. 20170612-0058543, (R.O.D.C., TN), AND SAID MAG NAIL (SET) ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE WESTERLY LINE OF THE JOHN VOGELAAR AND JANET VOGELAAR PROPERTY AS OF RECORD IN INSTRUMENT NO. 20170612-0058543, (R.O.D.C., TN), S09°12'36"W, 1,039.51' TO AN IRON ROD (SET) IN THE NORTHERLY LINE OF THE NELSON TORRES AND GLORIA E. TORRES PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210319-003688, (R.O.D.C., TN) AT THE SOUTHEAST CORNER OF THE LAKE M. MIDDLETON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210907-0119331, (R.O.D.C., TN), SAID IRON ROD (SET) BEING THE SOUTHWEST CORNER OF THE JOHN VOGELAAR AND JANET VOGELAAR PROPERTY AS OF RECORD IN INSTRUMENT NO. 20170612-0058543, (R.O.D.C., TN), AND SAID IRON ROD (SET) ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE NORTHERLY LINE OF THE NELSON TORRES AND GLORIA E. TORRES PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210319-003688, (R.O.D.C., TN), N61°08'23"W, 114.86' TO AN IRON ROD (FOUND) AT THE SOUTHEAST CORNER OF THE ANITA CULBERTSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20110706-0051633, (R.O.D.C., TN), SAID IRON ROD (FOUND) ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE EASTERLY LINE OF THE ANITA CULBERTSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20110706-0051633, (R.O.D.C., TN), N02°35'37"E, 1,001.33' TO AN IRON ROD (SET) IN THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD AT THE NORTHEAST CORNER OF THE ANITA CULBERTSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20110706-0051633, (R.O.D.C., TN), SAID IRON ROD (SET) ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD, THE FOLLOWING TWO (2) COURSES: THENCE, S82°24'47"E, 206.11' TO A POINT; THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00°44'33", A RADIUS

OF 1,351.83', AN ARC LENGTH OF 17.52', A CHORD BEARING OF S82°02'31"E, AND A CHORD LENGTH OF 17.52', TO THE POINT OF BEGINNING, CONTAINING 167,770 SQUARE FEET OR 3.85 ACRES, MORE OR LESS.

BEING the same property conveyed to Anita Culbertson, unmarried, by Warranty Deed from Lake M. Middleton, unmarried, dated 6/8/2022 and recorded 6/15/2022 in Instrument No. 20220615-0068479, in the Register's Office of Davidson County, Tennessee. See also, Quitclaim Deed recorded 6/15/2022 in Instrument No. 20220615-0068480, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved

This is ~~improved~~ (X) property known as **14155 Old Hickory Blvd., Antioch, TN 37013**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 3rd day of June, 2025.

Anita Culbertson

Anita Culbertson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anita Culbertson the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 3rd day of June, 2025

Commission Expires _____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025