PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch # 1288567 DEEDWARR
06/23/2025 02 27 12 PM 10 pgs
Fees $53 00 Taxes $5,198 50
20250623-0049104

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref: (DL) Title No : 64103
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Wendy Hunt 9244 Hester Beasley Road Nashville, TN 37221	OWNER

TAX MAP PARCEL NUMBERS: 16800022500, 16800011500, 17800008100, and 17800001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,405,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Raymond F. Bluth and Nicole L. Schlechter, a/k/a Raymond Bluth and Nicole Schlechter, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wendy Hunt** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows. **To Wit:**

See Legal Descriptions on Exhibit A attached hereto

Description Reference. The description is the same as that used in the last deeds prior to this transaction.

This conveyance is subject to:

Taxes for 2025 and subsequent years

Rollback Taxes

No insurance is afforded as to the exact amount of acreage contained herein.

Easement for flow of Creek over so much of the premises as may be therein.

As to Parcel A, map and parcels 16800011500 and 16800022500, Application for Greenbelt Assessment - Forest of record in Inst. No 20080205-0012048, said Register's Office, and Easement Contract of record in Book 11130, page 928, corrected in Book 11765, page 369, said Register's Office; Agreement for Easement for Ingress and Egress and Utilities of record in Book 10568, page 272, said Register's Office, and Easement and Maintenance Agreement of record in Book 10200, page 782, said Register's Office.

As to Parcel B, map and parcel 17800008100, Lack of direct access to a public dedicated right of way; Application for Greenbelt Assessment – Forest, of record in Inst. No.20071102-0129317, said Register's Office; and Reciprocal Easement Agreement of record in Inst. No 20010425-0041140, said Register's Office

As to Parcel C, map and parcel 17800001500, Application for Greenbelt Assessment - Forest of record in Instrument Number 20080205-0012049, said Register's Office.

This is improved property, known as 9240 & 0,0 Hester Beasley Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 18th day of June, 2025

Raymond F. Bluth **Nicole L. Schlechter**

State of Tennessee

County of Davidson

On this 18th day of June, 2025, before me the undersigned authority, personally appeared Raymond F. Bluth and Nicole L. Schlechter, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires

CHRISTY W IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is. $1,405,000.00

Affiant

Sworn and subscribed before me this 18th day of June, 2025

Notary

Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

EXHIBIT A

Legal Description

Parcel A, map and parcel numbers 16800011500 and 16800022500

Land in Davidson County, Tennessee, described as follows:

Beginning at a point located in the center of Hester Beasley Road, said point being the northeast corner of the James C. Hamblen property and the northwest corner of the herein described land, Thence with the center of Hester Beasley Road as follows, S 89 deg 43 min E a distance of 263 00 feet to a point; S 70 deg. 51 min. E a distance of 239 00 feet to a point, S 51 deg. 26 min E a distance of 267 00 feet to a point, thence leaving the road and with Dave Archey, Jr.'s line as follows: S 7 deg. 05 min. W a distance of 97.70 feet crossing a creek to a 12-inch oak on the south bank of the creek; S 3 deg. 23 min. E a distance of 165.18 feet to an iron pin; S 38 deg 12 min. E a distance of 67.31 feet to an iron pin, S 56 deg 05 min E a distance of 142.98 feet to an iron pin in Ben P. Greer's westerly line; thence with Greer's line as follows, S 5 deg 20 min. W a distance of 244.12 feet to a set concrete block, S 87 deg. 47 min W a distance of 262 08 feet to a 30-inch tree at a fence corner, S 6 deg. 32 min. W a distance of 283.01 feet to a 24-inch tree at a fence corner; thence with Jane E. Batson York's line and Wolodymyr Kindrat's line S 3 deg. 40 min W a distance 2140.40 feet to an iron pin in a rock pile, S 0 deg 20 min. E a distance of 178 90 feet to an iron pin at Johney M. Groves' northeast corner; thence with Groves' line as follows N 68 deg. 00 min. W a distance of 561 00 feet to an iron pin, N 37 deg 45 min W a distance of 599.00 feet to an iron pin at a corner of the J M. Whitsitt, Jr property; thence with Whitsitt's line as follows: N 42 deg. 00 min. E a distance of 234 00 feet to an iron pin, N 60 deg. 58 min. E a distance of 132 28 feet to an iron pin in a rock pile on top of a hill, N 1 deg 00 min W a distance of 818 00 feet to an iron pin; N 38 deg. 00 min. W a distance of 214 feet to an iron pin at James C. Hamblen's southeast corner; thence with Hamblen's line as follows: N 42 deg 44 min E a distance of 74.13 feet to an iron pin, N 47 deg. 30 min. E a distance of 174.00 feet to 12-inch oak tree west of a pond; N 33 deg 18 min E a distance of 154.59 feet to an iron pin, N 23 deg 00 min. E a distance of 155.00 feet to an iron pin in a branch; N 27 deg 00 min E a distance of 245 00 feet to an iron pin in a branch; N 8 deg 00 min. E a distance of 200 00 feet to an iron pin; N 2 deg 00 min E a distance of 118 31 feet to an iron pin; N 23 deg 23 min. W a distance of 142.05 feet to an iron pin, N 2 deg 25 min W a distance of 154 44 feet to an iron pin, N 7 deg. 25 min. W a distance of 205 12 feet to a 15-inch cherry tree, N 9 deg. 58 min. W a distance of 116 87 feet crossing a creek to the point of beginning

Included in the above description, but excluded therefrom, is that portion of the property conveyed to W. Hudson Connely, Jr., by Warranty Deed from Charles Y. Morrison and wife, Mary G. Morrison, dated September 23, 1996, recorded September 24, 1996, of record in Book 10200, page 776, said Register's Office, described as follows

SECTION I

Tract 1

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by Campbell Surveying, Co , Inc , David Bundren, Tennessee License No 1517 dated June 26, 1991, as follows

Beginning at a point in the southerly margin of Hester Beasley Road, said point being 07 miles east of Highway 100; thence with the margin of said road, S 53 deg. 31 min 49 sec E 50.00 feet to a point, thence, leaving said road along a gravel driveway, the following calls: S 36 deg 28 min 11 sec. W 58.63 feet, S 78 deg 10 min. 02 sec W 93.61 feet, S 85 deg 03 min. 43 sec W 174.48 feet, S 70 deg. 33 min. 49 sec. W 28 76 feet, S 1 deg. 22 min 10 sec. W 77 78 feet, S 1 deg. 28 min 59 sec. W 116 67 feet, S 18 deg 15 min. 36 sec E 82.01 feet, S 9 deg 04 min 19 sec E 96 62 feet, S 7 deg 48 min. 45 sec. E 96 76 feet, S 1 deg. 17 min. 59 sec W 71 87 feet, S 14 deg 26 min 08 sec. W 149 62 feet, S 10 deg 48 min 09 sec. W 93.20 feet, S 30 deg 33 min 59 sec. W 79 71 feet, S 28 deg 30 min 14 sec. W 43.67 feet, S 29 deg. 17 min 10 sec W 100.08 feet, S 20 deg. 53 min 59 sec. W 221 31 feet, S 61 deg 05 min 25 sec W 114.24 feet, S 48 deg. 45 min. 34 sec W 37 57 feet, S 17 deg 25 min. 53 sec. E 79 21 feet, S 18 deg 22 min. 01 sec E 177 91 feet, S 5 deg. 12 min. 07 sec W 150 30 feet, S 9 deg 36 min. 59 sec W 221.35 feet, S 2 deg 14 min 25 sec W 78.62 feet, S 8 deg 03 min. 35 sec E 239.83 feet, S 9 deg. 33 min. 35 sec. E 67.99 feet, thence, leaving said gravel driveway, S 31 deg 09 min. 44 sec E 367.52 feet to a point; thence, S 17 deg 38 min 10 sec W 540 82 feet to a point; thence, N 37 deg. 45 min. 00 sec. W 599 00 feet to a point, thence, N 42 deg 00 min. 00 sec E 234 00 feet to a point; thence, N 60 deg 58 min 00 sec. E 131.30 feet to a point; thence, N 30 deg. 11 min 13 sec E 77 35 feet to a point; thence, along the gravel driveway, the following calls, N 15 deg 333 min 04 sec W 112 70 feet, N 8 deg. 03 min. 35 sec W 247 61 feet, N 2 deg 14 min 25 sec. E 86 35 feet, N 9 deg 36 min 59 sec. E 222.65 feet, N 5 deg. 12 min 07 sec E 137 94 feet, N 18 deg. 22 min 01 sec W 167.89 feet, N 17 deg. 25 min 53 sec W 112 21 feet, N 48 deg 45 min. 34 sec. E 75 56 feet, N 61 deg 05 min. 25 sec. E 101 35 feet, N 20 deg 53 min. 59 sec. E 206 69 feet, N 29 deg 17 min 10 sec. E 103.40 feet, N 28 deg 30 min 14 sec E 44.23 feet, N 30 deg. 33 min 59 sec E 71.89 feet, N 10 deg. 48 min. 09 sec. E 86 07 feet, N 14 deg 26 min 08 sec E 145 45 feet, N 1 deg 17 min. 59 sec E 62.13 feet, N 7 deg 48 min. 45 sec W 92.23 feet, N 9 deg 04 min 19 sec. W 92 06 feet, N 18 deg 15 min 36 sec. W 86.69 feet, N 1 deg. 28 min 59 sec. E 125.33 feet, N 1 deg 22 min 10 sec E 112.22 feet, N 70 deg 33 min 49 sec E 69 61 feet, N 85 deg 03 min 43 sec. E 177.83 feet, N 78 deg. 10 min 02 sec. E 71 55 feet, N 36 deg 28 min. 11 sec. E 39 59 feet to the point of beginning, containing 8 18 acres, more or less.

Tract 2

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of Hester Beasley Road east of Highway 100 and being more particularly described as follows.

Beginning at a point in the centerline of Hester Beasley Road approximately 2865 feet east of Highway 100, said point being the northeast corner of James C. Hamblen, et ux. of record in Book 4466, Page 256, said Register's Office

Thence, leaving said road with the common line between said Hamblen and Morrison the following calls

S09° 57' 49" E, 116 86 feet to a point,
S07° 25' 01" E, 205 13 feet to a point,

S02° 24' 57" E, 154.44 feet to a point;
S23° 23' 06" E, 142 05 feet to a point,
S02° 00' 02" W, 118 31 feet to a point;
S07° 59' 56" W, 200 00 feet to a point,
S27° 00' 00" W, 245.00 feet to a point,
S23° 00' 00" W, 155.00 feet to a point,

S33° 18' 00" W, 140 73 feet to the true point of beginning of herein described tract

Thence, continuing with said common line, S 33° 18' 00" W, 13 76 feet to a point;

Thence, S47°30'00" W, 97 73 feet to a point in the centerline of a road,

Thence, with said centerline, N16° 10' 53" E, 42.12 feet to a point;

Thence, N49° 29' 13" E, 33 27 feet to a point,

Thence, N70° 02' 04" E, 45 30 feet to the true point of beginning, continuing 1585 square feet or 04 acres, more or less.

SECTION II

Included in the above description, but excluded therefrom is that portion of the property conveyed to Michael H. Read, a single person, by Warranty Deed from Mary Grissim, dated August 12, 1997, recorded August 13, 1997, of record in Book 10568, page 268, said Register's Office, described as follows

Land in Davidson County, Tennessee, described as follows

Beginning at a point in the centerline of Hester Beasley Road approximately 3585 feet east of its intersection with Highway 100; said point being the northwesterly corner of the tract herein described

Thence, along the centerline of the said Hester Beasley Road S 51 degrees 26' E, 50 0 feet to a point at the northwest corner of the Dave Archey tract of record in Deed Book 2281, page 397, R.O D C , Tennessee;

Thence, with Archey the following calls:

Thence, S7 degrees 05' W, 97 7 feet to a point,

Thence, S3 degrees 23' E, 165 2 feet to a point;

Thence, S38 degrees 12' E, 67 3 feet to a point;

Thence, S56 degrees 05' E, 143 0 feet to a point,

Thence, with the line of Ben Greer as of record in Deed Book 4436, page 441, R.O D.C the following calls

S5 degrees 20'W, 244 1 feet to a point;

Thence, S87 degrees 47'W, 262.1 feet to a point,

Thence, S6 degrees 32' W, 283.0 feet to a point,

Thence, severing the remaining lands of Morrison as recorded in Deed Book 5747, page 810, R.O D C , Tennessee, the following calls.

N86 degrees 16' 27"W, 233 66 feet to a point;

Thence, N3 degrees 43' 33", 429 70 feet to a point,

Thence, N56 degrees 499' 26" E, 373.67 feet to a point;

Thence, N3 degrees 23' 02" W, 185 44 feet to a point,

Thence, N7 degrees 05' 03"E, 102.29 feet to a point;

Thence, N22 degrees 49' 31" E, 27.13 feet to the point of beginning, and containing 5 24 acres.

SECTION III

Included in the above description, but excluded therefrom, is that portion of the property conveyed to Wendy Elizabeth Hunt, by Special Warranty Deed from Nicole Schlechter and husband Raymond Bluth, dated April 30, 2024, recorded May 28, 2024, of record in Instrument Number 20240528-0039478, said Register's Office, described as follows

A certain parcel of land lying in Davidson County, Tennessee, being a portion of parcel 168-00-0-115 00 and more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "KCROWE RLPS#1979." All bearings and coordinates are based on geodetic north by G P S. observations, dated 02-10-2024

BEGINNING at an iron pin found at the southeastern most corner of the Wendy Hunt property as recorded in Instrument # 20220812-0091733 and being a common corner of the southwestern most corner of the Nicole Schlechter and Raymond Bluth property as recorded in Instrument # 20050609-0066217 said pin also lying in the north property line of the Harpeth Meadow, LLC property as recorded in Instrument # 2013008-0105832, thence, with the common line of said Wendy Hunt, Nicole Schlechter, and Raymond Bluth North 21°06'55"East, a distance of 286 38' to an iron pin set

Thence, serving the Nicole Schlechter and Raymond Bluth property as recorded in Instrument # 20050609-0066217 the following (4) calls South 11°49'01"East, a distance of 117.60' to an iron pin set.

Thence, South 03°40'34"East, a distance of 86 95' to an iron pin set

Thence, South 42°14'47" West, a distance of 110 13' to an iron pin set

Thence, South 82°04'18" West, a distance of 44.70' to an iron pin set at the corner of the Harpeth Meadow, LLC property as recorded in Instrument # 2013008-0105832

Thence, with said Harpeth Meadow, LLC property North32°55'45" West, a distance of 26 70' to the POINT OF BEGINNING; said described tract containing 0 43 Acres, more or less according to a survey performed under the direct supervision of Kevin David Crowe, RPLS #1979 on 02-10-2023

Together with an Easement and Maintenance Agreement of record in Book 10200, page 782, said Register's Office, an Agreement for Easement for Ingress and Egress and Utilities of record in Book 10568, page 272, said Register's Office, and an Easement Contract of record in Book 11130, page 928, as corrected in Book 11765, page 369, said Register's Office

Derivation:

Being the same property conveyed to Nicole Schlechter and husband Raymond Bluth by Warranty Deed from Mary Grissim Morrison, now known as Mary S. Grissim, unmarried, dated May 27, 2005 and recorded June 9, 2005, of record in Inst. No. 20050609-0066217, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Mary S Grissim, dated December 10, 2008, recorded January 6, 2009, of record in Inst. No. 20090106-0001244, said Register's Office.

Parcel B, map and parcel number 17800008100

Land in Davidson County, Tennessee in the 9th Civil District, described according to a copy of a plat showing the location of improvements made by C K McLemore, Surveyor, Franklin, Tennessee, dated November 15, 1962, as follows.

Beginning at a stake in the forks of a public road leading into Hester Beasley Road at Mrs C. H York's northeast corner, thence, along the southerly margin of the Public Road, south 60 degrees east 3 poles, thence leaving said road, south 30 degrees east 52 4 poles to a stake, south 49 degrees east 15.6 poles to a beech; south 47 ½ degrees east 10 poles to a sugar tree; thence south 67 ½ degrees east 15 4 poles to the northeast corner of Tract No. 3 as conveyed to Allen Dobson by deed from Rufus Gann, Trustee, as of record in Book 1066, page 417, Register's Office; thence with Dobson's northern boundary lines, south 62 ½ degrees west 140 poles to a sugar tree thence north 3 ½ degrees east 86 2 poles to a stake with chestnut and oak pointers, being the southwest corner of Mrs. C H York's property, thence with the southern boundary of said Tract, south 77 degrees east 21 ½ poles to a stake near a large chestnut at the top of a hill, South 47 degrees east 24 poles to a stake, thence north 49 degrees east 23 1/2 poles to a stake, a corner of a tract of 1 43 acres conveyed to David A. King, by deed from Jane E Batson York, as of record in Book 3376, page 353 Register's Office, thence along the west line of said Tract, north 10 ½ degrees east 48 ½ poles to a stake in the west line of a driveway, thence north 35 degrees west 4-1/8 poles to a stake on bank, thence north 45 degrees west 6 ¼ poles to a stake in bank of low bluff; thence north 1 degree east 2 poles to an iron pin in rock 10 feet below bridge in center of branch to the point of beginning, containing 36.43 acres more or less.

Included in this description, but expressly excluded is the following tract of land, surveyed by John Kohl & Company, License # 855, by survey dated 2/24/06

Land in the 35th Councilmanic District of Nashville, Davidson County, Tennessee, and being part of the property conveyed to Katherine S. Sharpe of record in Deed Book 7887, page 787, Register's Office for Davidson County and more particularly described as follows.

Beginning at an iron pin in the southwesterly line of the property conveyed to Dan Properties L P. of record in Deed Book 9557, page 36 R O D C said iron being 23 feet southeasterly from the southeasterly corner of a concrete bridge crossing Linton Branch leading to Hester Beasley Road;

Thence continuing along said line of Dan Properties L.P , S36°29'38" E 54 20 feet,

Thence S 29°33'46" E 538 33 feet,

Thence along a new line S 60°26'14" W 126 14 feet;

Thence S 11°42'08" W 573 72 feet,

Thence N 78°17'52" W 327 08 feet to a point in the easterly line of the property conveyed to Andrew L Mayo of record in Deed Book 4956, page 916, R.O D C ;

Thence along said line of Andrew L. Mayo N52°35'03"E 162 04 feet to an iron pin at a fence post,

Thence N11°42'08" E 856.56 feet to an iron pipe,

Thence N 31°19'55" W 73 05 feet,

Thence N 45°47'27" W 98 94 feet,

Thence N05°05'01" E 31 65 feet to a point in the southerly line of said Dan Properties, L P ,

Thence along said line of Dan Properties, L P S59° 36'42" E 60 51 feet to the point of beginning, and containing 5.00 acres more or less

Together with the Reciprocal Easement Agreement of record in Instrument Number 20010425-0041140, said Register's Office

Derivation:

Being the same property conveyed to Raymond F. Bluth and wife Nicole L Schlechter by Warranty Deed from Katherine S. Sharp, an unmarried woman, dated March 30, 2006, and recorded on April 7, 2006, of record in Inst No 20060407-0040524, Register's Office for Davidson County, Tennessee

Parcel C, map and parcel number 17800001500

Land Lying in the 35th Councilmatic District of Nashville, Davidson County, Tennessee, and being the same property conveyed to Davidson County, Tennessee, being described as follows

Beginning at an iron pin (set) lying in the southerly margin of Hester Beasley Road and also being the northeast corner of the herein described tract, thence, along or near the westerly line of Andrew L Mayo, et ux of record in Deed Book 4956, page 916, said Register's Office, for the next (2) courses and distances, thence, south 29 deg. 03' 47" West, a distance of 168 00 feet to an iron pin (set); thence, south 18 deg 36' 04" west, a distance of 985 02 feet to an iron pin in rock pile (old), thence, along or near the northerly line of Katherine S Sharp of record in Deed Book 7887, page 787, said Register's Office, north 73 deg. 10' 08" west, a distance of 345.02 feet to an iron pin (set), thence, along or near the lines of Mary S. Grissim of record in Deed Book 10451, page 668, said Register's Office; thence, north 03 deg. 40' 00" east, a distance of 825 00 feet to a tree stump in fence, thence, generally with a fence and along or near the southerly lines of Ben Michael Greer, et al of record in Instrument ***# 2002031129843***, said Register's Office, for the next ((2) courses and distances, thence, north 97 deg 09' 20" east, a distance of 513.91 feet to an iron pin (set), thence, north 41 deg. 33' 47" east a distance of 198.00 feet to an iron pin (set), thence, along or near the southerly margin of Hester Beasley Road, south 60 deg. 26' 13" east a distance of 33.00 feet to the point of beginning, containing 427,600 square feet or 9.82 acres, more or less, according to a survey by Crawford Land Surveyors, P.C , Tennessee No. 2351, dated May 26, 2005

Derivation:

Being the same property conveyed to Raymond L. Bluth and Nicole L Schlechter, husband and wife, by Warranty Deed from H Dewey Batson, dated May 27, 2005 and recorded on May 9, 2005, of record in Instrument Number 20050609-0066215 Register's Office for Davidson County, Tennessee