Karen Johnson Davidson County
Batch# 1289229 DEEDWARR
06/24/2025 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20250624-0049642

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $308,000.00. Affiant Subscribed and sworn to before me, this the 18th day of June, 2025. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Ensworth School	NEW OWNER	142-15-0-110.00
7401 Tennessee 100		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **YOUTH, INCORPORATED, A TENNESSEE NONPROFIT CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE ENSWORTH SCHOOL, A TENNESSEE NONPROFIT CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, described as follows:

Commencing at a point situated in the margin of McPherson Drive, said point also being the northeast corner of Lot 28, Harpeth Valley Park, Section 1 of record in Plat Book 3600, Page 93, Register's Office for Davidson County, Tennessee.

Thence, along a curve to the right, having a central angle of 13 deg. 37' 25", a radius of 525.00 feet, a tangent of 62.71, a length of 124.83 feet, and having a chord which bears S 15 deg. 47' 42" W, a distance of 124.54 feet;

Thence, N 67 deg. 24' 00" W, a distance of 56.83 feet to the point of beginning of the herein described tract;

Thence, S 59 deg. 54' 25" E, a distance of 203.92 feet to a point situated in the westerly margin of an access easement;

Thence, along said easement, S 08 deg. 51' 00" W, a distance of 320.72 feet to a point;

Thence, leaving said easement, N 81 deg. 22' 45" W, a distance of 604.95 feet to a point;

Thence, N 29 deg. 58' 00" E, a distance of 395.14 feet to a point;

Thence, N 78 deg. 42' 00" E, a distance of 165.62 feet to a point;

Thence, S 67 deg. 24' 00" E, a distance of 120.50 feet to the point of beginning and containing 203,836.024 square feet or 4.679 acres of land, more or less. \r\n\r\nBeing a portion of the same property conveyed to Cecil D. Branstetter by Warranty Deed of Exchange from Cumberland Heights Foundation of record in Book 7277, Page 50, Register's Office for Davidson County, Tennessee, dated June 17, 1987 and recorded on June 24, 1987.\r\n\r\nBeing the same property conveyed to Youth Incorporated by Quitclaim Deed from Cecil D. Branstetter of record in Instrument No. 20000711-0068431 Register's Office for Davidson County, Tennessee, dated July 5, 2000 and recorded on July 11, 2000.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be McPherson Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of June, 2025.

Youth, Incorporated, a Tennessee Nonprofit Corporation

By: _____
John R. Lewis, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John R. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Youth, Incorporated, a Tennessee Nonprofit Corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of June, 2025.

_____
Notary Public

My Commission Expires: 11.8.28

STEVEN T. MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 18. 2025.

Affiant Signature

24th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

