Karen Johnson
Batch # 1289836
06/25/2025 10:08:02 AM
Fees: $33.00 Taxes: $1,017.50
Davidson County
DEEDWARR
6 pgs
20250625-0049975

Prepared by T. Jake Wolaver
Middle Tennessee Law Group, PLLC
809 South Main Street, Suite 100
Columbia, TN 38401

Return to Middle Tennessee Law Group, PLLC

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Daniel Lee Magenheimer and wife, Barbara Suzanne Magenheimer**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Watercolor Construction, LLC**, a Tennessee limited liability company, SECOND PARTY, which expression shall include successors and assigns.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

TRACT 1:

The 5.98 acres tract which fronts on Old Harding Road more particularly described as follows:

Said tract lies wholly within the Ninth (9th) Civil District of Davidson County, Tennessee, and bound in general by Smith on the north, Lewis Road and Pickney on the east, Old Harding Road on the south and Tubb and Smith on the west.

Beginning at an iron pin in the west margin of Lewis Road at Wm. H. Smith's southeast comer, thence with said west margin, South 31 degrees 37 minutes East 129.0 feet to the north margin of Old Harding Road, thence with said margin, South 50 degrees 10 minutes West 54.0 feet to Pickney's North line in the center of ail old abandoned Road, thence with the center line of said old road with the

following five calls: North 48 degrees 02 minutes West 144.0 feet; South 76 degrees 12 minutes West 53.6 feet; South 8 degrees 10 minutes West 148.5 feet, South 50 degrees 30 minutes West 112.6 feet and South 1 degree 30 minutes West 270 feet to the west margin of Old Harding Road, thence with the following six calls along the western and northern margin of Old Harding Road; South 31 degrees 49 minutes West 100.7 feet, South 53 degrees 59 minutes West 104.4 feet, South 64 degrees 05 minutes West 106.0 feet; South 81 degrees 11 minutes West 43.2 feet; North 71 degrees 59 minutes West 54.9 feet and North 58 degrees 36 minutes West 60.0 feet to Tubb's southeast comer, thence with his and Smith's east line, North 13 degrees 23 minutes East 817.4 feet to an iron pin, an interior corner of Smith, thence with his southern boundary, South 76 degrees 37 minutes East 406.67 feet to the point of beginning and containing 5.98 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM CONVEYANCE is that portion conveyed to Fred C. Pickney Jr. and wife, Patsy Pickney by Quitclaim Deed of record in Book 9544, Page 138, and being more particularly described as follows:

Being a tract of land as shown on Property Map 169, Assessor's Office, and lying in Davidson County, Nashville, Tennessee, bounded in general by Lewis Road on the east; William Smith on the north; Roger C. Brown remainder on the west, and Fred C. Pickney, Jr. on the south, more particularly described as follows:

Beginning at an iron pin on the north side of Old Harding Pike and the west side of Lewis Road, said pin being located N 58 deg. 21 min. 16 sec. W 54.02 ft from a PK nail located at the intersection of Old Harding Pike and Lewis Road, also being Roger C. Brown's southeast comer (ref. Deed Book 8099, Page 900, R.O.D.C.), thence S 50 deg. 1O min. 00 sec. W 54.00 ft to an iron pin set this survey in Fred C. Pickney, Jr.'s east line (ref. Deed Book 2810, Page 217, R.O.D.C.) thence leaving the north side of Old Harding Pike and with Pickney's east line and an abandoned road N 43 deg. 03 min. 07 sec. W 153.23 ft. to an iron pin set this survey; thence S 66deg. 26 min. 53 deg. W 53.82 ft to an iron pin; thence S 08 deg. 26 min. 53 sec. W72.52 ft. to an iron pin set this survey; thence with a new line N 39 deg.40 min. 34 sec. W 256.81 ft. to an iron pin set this survey in William H. Smith's south line (ref. Deed Book 5043, Page 61, R.O.D.C.),said pin being located S 76 deg. 37 min. 00 sec. E 94.13 ft from an iron pin at an iron stake (Brown's northeast comer), thence with Smith's south

line 76 deg. 37 min. 00 sec. E 310.84 ft to an iron pin at an iron stake on the west side of Lewis Road; thence leaving Smith and with the west side of Lewis Road S 31 deg.37 min. 00 sec. E 129.00 ft to the point of beginning, containing 0.67acres, more or less, and being a portion of Roger C. Brown's property as recorded in Deed Book 8099, Page 900, Registe s Office of Davidson County, Tennessee, according to a survey by Randolph L. Chapdelaine, R.L.S. No. 1444, 5106 Old Harding Road, Franklin, Tennessee 37064, dated 10/12/94.

TRACT 2:

Being a tract of land as shown on the Property Map 169, Assess s Office, and lying in Davidson County, Nashville, Tennessee. Bounded in general by Old Harding Pike on the east and south; Roger C. Brown on the west and Fred C. Pickney, Jr., remainder on the north, more particularly described as follows:

Beginning at a PK nail set in the center of Old Harding Road, said nail being located S 61 deg.48 min. 39 sec. W 189.82 ft from a PK nail at the intersection of Lewis Road & Old Harding Pike, thence continuing with the center of Old Harding Pike and a curve to the left having the following characteristics: delta= 28 deg. 21 min. 23 sec.; radius = 411.35 ft; arc = 203.58 ft; tangent = 103.92 ft; chord= s 34 deg. 13 min. 36 sec. W 201.51 ft. to a P.K. nail set this survey; thence S. 20 deg. 31 min. 55 sec. W 235.77 ft. to a P.K. nail, in the southeast line of Roger C. Brown (ref. Deed Book 2810, Page 217, R.O.D.C.); thence leaving Old Harding Pike and with Brown's east line N 01 deg. 30 min. 00 sec. E passing an iron pin at 76.66 ft in all 335.83 ft to an iron pin near an abandoned road; thence with said abandoned road N 49 deg. 26 min. 53 sec. E 120.10 ft to an iron pin; thence N 08 deg.26 min. 53 sec. E 76.60 ft. to an iron pin; thence with a new line S 39 deg. 40 min. 34 sec. E passing an iron stake at 114.38 ft, in all 132.73 ft. to the point of beginning, containing 0.75 acres and being a portion of Fred C. Pickney, Jr: property as recorded in Deed Book 2810, Page 217, Register's Office of Davidson County, according to a survey by Randolph L. Chapdelaine, R.L.S. No. 1444, 5106 Old Harding Road, Franklin, Tennessee 37064, dated 10/12/94.

Being the same property conveyed to FIRST PARTY herein by deed of record in Instrument No. 20240318-0018405, Register's Office of Davidson County, Tennessee.

Being also known as 8020 Smith Farm Rd., Nashville, TN 37221.

Tax/Map ID: 169-00-0-007.00

Description same as previous deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes; restrictive covenant for accessory apartment of record Instrument No. 20240507-0033386, Register's Office of Davidson County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on unrecorded survey of Randolph L. Chapdelaine, TN RLS# 1444, Chapdelaine & Associates Land Surveying, dated March 1, 2024.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 24th day of June, 2025.

Daniel Lee Magenheimer

Daniel Lee Magenheimer

Barbara Suzanne Magenheimer

Barbara Suzanne Magenheimer

STATE OF TENNESSEE

COUNTY OF Maury

Personally appeared before me, the undersigned, Daniel Lee Magenheimer with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of June, 2025.

Notary Public

My commission expires:

JEANIE DAVIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 04-22-2026

STATE OF TENNESSEE

COUNTY OF Dickson

Personally appeared before me, the undersigned, Barbara Suzanne Magenheimer, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21 day of June, 2025.

Notary Public

My commission expires:
May 18, 2027

GARRETT KIGHT STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $275,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of June, 2025.

Notary Public

My commission expires:

JEANIE DAVIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 04-22-2026

NEW PROPERTY OWNERS:

Watercolor Construction LLC

1614A 6th Ave. N

Nashville, TN 37208

PERSON(S) RESPONSIBLE FOR TAXES:

Watercolor Construction LLC

1614A 6th Ave. N

Nashville, TN 37208