Karen Johnson Davidson County
Batch# 1300550 DEEDWARR
07/22/2025 10:08:30 AM 4 pgs
Fees: $23.00 Taxes: $403.30
20250722-0057593

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10606A

ADDRESS NEW OWNER:
Taneka L. Cole
4861 McCool Road
Nashville, TN 37218

MORTGAGEE:
Wilson Bank & Trust
207 Legends Drive
Lebanon, TN 37087

SEND TAX BILL TO:
Mortgagee

Parcel ID:
048-00-0-115
&
048-00-0-0271.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bailey IRA Investments, LLC, a Texas Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Taneka L. Cole and Hikeem Cole, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel 1 [Tax Parcel 115.00]:

Property located in the 1st Councilmanic District of Davidson County, Tennessee and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, Tennessee, 37146 dated 8-17-17, File No. 958, as follows:

Beginning at an existing iron rod in McCool Road, said point of beginning being approximately 1,605 feet along the center of said McCool Road from the margin of Eatons Creek Road; thence North 20 degrees 29 minutes 05 seconds West passing a set iron rod at 25.0 feet and continuing a total distance of 732.17 feet to a set iron rod on the top of a hill; thence North 69 degrees 08 minutes 15 seconds East a distance of 120.0 feet to a set iron rod; thence South 20 degrees 57 minutes 52 seconds East passing an existing iron rod which is 24.78 feet from the center of said McCool Road a total distance of 707.37 feet to a set nail in McCool Road; thence with the center of the road South 58 degrees 00 minutes 55 seconds West a distance of 128.5 feet to an existing iron rod which is the point of beginning, having an area of 88,540 square feet, 2.03 acres.

Parcel 2 [Tax Parcel 271.00]:

Certain tracts of land located in Davidson County, Tennessee, described as follows, to-wit:

Tract 1:

Property located in the 1st Councilmanic District of Davidson County, TN and being described according to a survey by Jeffrey Patrick Chandler, RLS No. 2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 06-02-14, File Number 958, as follows:

Beginning at a set iron rod being located North 20 degrees 57 minutes 52 seconds West a distance of 24.78 feet from a nail located in the asphalt of McCool Road approximately 7.0 feet South of the center of McCool Road being the Southeast comer of Book 4878, Page 862; thence with the east line of Book 4878, Page 862 North 20 degrees 57 minutes 52 seconds West a distance of 682.58 feet to a set iron rod on the top of the ridge, being the Northeast corner of Book 4878, Page 862 and in the line of Eddie Frierson, Sr. and John Hines (Book 5377, Page 162);

Thence along the ridge North 69 degrees 08 minutes 15 seconds east a distance of 13.72 feet to a stump with remnants of old fencing;

Thence North 49 degrees 21 minutes 02 seconds East a distance of 187.60 feet to an existing iron rod and northwest comer of a tract shown as "Tract C" on a survey by Crawford Land Surveying;

Thence with said" Tract C" South 21 degrees 49 minutes 23 seconds East passing an existing iron rod at 693.02 feet and continuing a total distance of 694.14 feet to the approximate North margin of McCool Road, said point being 25 feet from the center of McCool Road;

Thence 25 feet from and parallel to the center of McCool Road and with a curve turning to the right with an arc length of 207.49 feet, with a radius of 1450.39 feet, with a chord bearing of South 54 degrees 35 minutes 48 seconds West, with a chord length of 207.31 feet to a set iron rod in the east line of Book 4878, Page 862 which is the point of beginning, having an area of 134984 square feet, 3.10 acres, more or less.

Tract 2:

Property located in the 1st Councilmanic District of Davidson County, TN. And being described according to a survey by Jeffrey Patrick Chandler, RLS No. 2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 08-18-17, File Number 958, as follows:

Beginning at an existing iron rod being approximately 22.8 feet from the center line of McCool Road and the Southwest corner of Elton R. Buttrey (Book 8480, Page 284) and southeast corner of a tract shown as "Tract C" on a survey by Crawford Land Surveying;

Thence with the approximate right of way of McCool Road South 52 degrees 32 minutes 20 seconds West a distance of 166.22 feet to an existing iron rod;

Thence North 21 degrees 49 minutes 23 seconds West a distance of 693.02 feet to an existing iron rod and northwest comer of a tract shown as "Tract C" on a survey by Crawford Land Surveying;

Thence with the west line of said "Tract C" North 45 degrees 37 minutes 35 seconds East a distance of 76.97 feet to a set iron rod and common corner to Elton R. Buttrey (Book 8480, Page 284);

Thence with said Buttrey South 29 degrees 18 minutes 12 seconds East a distance of 683.55 feet to an existing iron rod which is the point of beginning having an area of 80866.6 square feet, 1.86 acres, more or less.

Being the same property conveyed to Bailey IRA Investments LLC, a Texas Limited Liability Company by deed dated October 27, 2020 from Ian Rhett, a single man, and of record in Instrument Number No. 20201106-0130517, Register's Office for Davidson County, Tennessee.

This is improved property known as 4861 McCool Road and 0 McCool Road, Nashville, TN 37218. Possession is to be given on July 18, 2025.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 16 day of July 2025.

Bailey IRA Investments, LLC, a
Texas Limited Liability Company

By: _____
George S. Bailey, Manager

STATE OF TENNESSEE
COUNTY OF HICKMAN

Before me, the undersigned authority of the State and County aforesaid, personally appeared **George S. Bailey** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Manager of **Bailey IRA Investments, LLC,** the within named bargainor, a limited liability company, and that he as such Manager, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such Manager.

WITNESS my hand and official seal at office this 16th day of July 2025.

_____
NOTARY PUBLIC

Sherry Dunn Notary State of Tennessee Public Hickman County

My Commission Expires: 3-3-2026

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STATE OF TENNESSEE
COUNTY OF DAVIDSON_____

The actual value or consideration, whichever is greater, for this transfer is **$109,000.00.**

_____
AFFIANT

Subscribed and sworn to before me on this 16 day of July 2025.

_____
NOTARY PUBLIC

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 3-20-28

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/16/2025. (date of document).

Affiant Signature

7/21/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3·20·28

NOTARY'S SEAL

