Karen Johnson Davidson County
Batch# 1327671 DEEDWARR
09/29/2025 08:11:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20250929-0077085

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3.21.2028
(AFFIX SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

MJ-ZS-25-LOT 1

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bobby J. Smith, Jr.	**NEW OWNER**	
(NAME)	(NAME)	**PART OF 015-00-0-029.00**
1170 Culpepper Circle		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MORGAN ROAD VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BOBBY J. SMITH, JR., AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows:

Beginning at an Iron Pin Found (IPF) on the north Right of Way (R.O.W.) Morgan Road (50' R.O.W.), at the southeast corner of Elston and Nancy Winters, as recorded in Instrument No. 20060215-0018208, see also Plat in Instrument No. 20051027-0130019, Register's Office Davidson County (R.O.D.C.); thence, leaving said road and with Winters, the following calls: with a curve turning to the left with an arc length of 39.32', with a radius of 25.00', with a chord bearing of N 52 deg. 44' 00" E, with a chord length of 35.39' to an IPF; N 07 deg. 07' 10" E, passing an IPF at the northeast corner of Winters (20060215-0018208) and the southeast corner of Elston and Nancy Winters (20160630-0066675), see also Plat Book 5200, Page 477, R.O.D.C., at 294.57', a total distance of 441.95' to an IPF, at the northeast corner of Winters (20160630-0066675); N 86 deg. 45' 46" W, a distance of 245.17' to an IPF, at the northwest corner of Winters; S 05 deg. 22' 56" E, passing an IPF, at the southwest corner of Winters (20160630-0066675) and the northwest corner of Elston and Nancy Winters (20060215-0018208), see also Plat at 20051027-0130019, at 134.10, a total distance of 220.46' to an IPF, at the northeast corner of Wayne and Claudette Upshur (20190814-0081330, R.O.D.C.); thence, with Upshur, the following calls: N 82 deg 58' 26" W, a distance of 162.54' to an IPF; S 67 deg. 57' 15" W, passing an IPF at the northwest corner of Upshur and the northeast corner of Tracey and David Davenport (20050606-0064286), see also Plat at 20040927-0115999, R.O.D.C. at 23.07', a total distance of 186.27' to an Iron Pin Set (IPS); thence, leaving Davenport and with a new Morgan Road Ventures severance line, the following calls: N 00 deg. 53' 18" W, a distance of 48.02' to an IPS; N 13 deg. 15' 47" E, a distance of 230.08' to an IPS; N 60 deg. 11' 07" E, a distance of 608.64' to an IPS in the center of a 30' Ingress-Egress Easement; thence, with the center of said 30' Easement and continuing with said severance line, S 13 deg. 53' 50" E, a distance of 235.82' to an IPS; thence, leaving said 30' Easement and continuing with said severance line, the following calls: N 76 deg. 55' 24" E, a distance of 208.14' to an IPS; S 06 deg. 42' 31" W, a distance of 316.37' to an IPS, on the north boundary of Jesse and Barbara Sharp (20160715-0072752, R.O.D.C.); thence, leaving said severance line and with Sharp, N 83 deg. 20' 10" W, passing an IPF at the northwest corner of Sharp and the northeast corner of Mellisa Ellison, at 66.66', a total distance of 214.69' to an IPF, at the northwest corner of Ellison; thence continuing with Ellison, the following calls: S 07 dg. 04' 57" W, a distance of 303.26' to an IPF; with a curve turning to the left with an arc length of 34.78', with a radius of 25.00', with a chord bearing of S 33 deg. 17' 22" E, with a chord length of 32.04' to an IPF on the north R.O.W. of Morgan Road, at the southwest corner of Ellison; thence, leaving Ellison and with the north R.O.W. of said road, with a compound curve turning to the left with an arc length of 96.54', with a radius of 660.28', with a chord bearing of N 78 deg. 03' 07" W, with a chord length of 96.46' to the Point of Beginning. Containing 5.57 acres, more or less, as surveyed by T-Square Engineering, J. Mark Cantrell, TN R.L.S. No. 1859, on March 26th, 2025.

The above Tract is subject a 30' Ingress-Egress Easement being described with the centerline as follows:

Commencing at an Iron Pin Found (IPF) on the north Right of Way of Morgan Road, at the southwest corner of Mellisa Ellison, as recorded in Instrument No. 20201231 0154959, see also Plat at Instrument No. 20040927-0115999, Register's Office Davidson County (R.O.D.C.); thence, leaving Ellison and with the north Right of Way of said road, with a curve turning to the right with an arc length of 48.27', with a radius of 660.28', with a chord bearing of S 75 deg. 57' 27" E, with a chord length of 48.26' to the Point of Beginning; Said Point being the center of the 30' Easement being described; thence, leaving said road and with the center of the Easement being described, the following calls: N 07 deg. 24' 53" E, a distance of 321.70' to a Point; N 14 deg. 52' 29" E, a distance of 135.69' to a Point; N 35 deg. 15' 41" E, a distance of 60.34' to a Point; N 02 deg. 49' 35" E, a distance of 58.87' to a Point; N 13 deg. 53' 50" W, a distance of 235.82' to a Point at the Terminus of the 30' Easement being described as Lot 1, on a survey made by T-Square Engineering, J. Mark Cantrell, TN RLS No. 1859, on March 26th, 2025.

Being a portion of the same property conveyed to Morgan Road Ventures, LLC, a Tennessee limited liability company by Warranty Deed from E. Wayne Winters and Annette E. Winters of record in Instrument No. 20220114-0006237, Register's Office for Davidson County, Tennessee, dated January 10, 2022 and recorded on January 14, 2022.

This conveyance is subject to:

- Taxes for the year 2025 and subsequent years.
- Subject to all matters shown on a survey made by T-Square Engineering, J. Mark Cantrell, TN R.L.S. No. 1859, on March 26th, 2025.
- Application for Greenbelt Assessment of record in Instrument Number 20230313-0018057 and 202303130018058, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20040927-0115999 and 20051027-0130019 depicting access roadway, Register's Office of Davidson County, Tennessee.
- Subject to terms and easements set out in Land Lease of record in Instrument Number 20140520-0043470, in the Register's Office for Davidson County, Tennessee.
- Joint Driveway Easement, Utility Easement and Mutual Maintenance Agreement of record in Instrument Number 20250520-0039666 and 20250523-0040828, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Morgan Road, Lot 1, Joelton, Tennessee 37080**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF SEPTEMBER, 2025.

Morgan Road Ventures, LLC, a Tennessee limited liability company

BY: Gary Lynn Ealey

Lynn Ealey
Authorized Member

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned via audio-visual communication, a Notary Public in and for said County and State, LYNN EALEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of MORGAN ROAD VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of September, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kirsten Virden, 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 09/24/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/24/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of September, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

