Karen Johnson Davidson County
Batch# 1336308 DEEDWARR
10/21/2025 11:18:30 AM 5 pgs
Fees: $28.00 Taxes: $841.75
20251021-0083742

WARRANTY DEED

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

MJ-MORGN-25-LOT8

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-16-29
(AFFIX SEAL)

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)
Aaron Grzymkowski and Amy Grzymkowski	**NEW OWNER**	
(NAME) **4155 Forest Edge Drive**	(NAME)	**A PORTION OF 015-00-0-029.00**
(ADDRESS) **Commerce Township, MI 48382**	(ADDRESS)	
(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 **AARON GRZYMKOWSKI AND AMY GRZYMKOWSKI, HUSBAND AND WIFE,** 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 and shown on survey map in Exhibit A, attached hereto:

Beginning at an Iron Pin Found (IPF) on the west Right of Way (R.O.W.) of Wilkinson Road, at the northeast corner of David and Janice Aughenbaugh, as recorded in Instrument #20160721 0075197, Register's Office Davidson County (R.O.D.C.); thence, leaving said road and with Aughenbaugh, the following calls: N 49°30'46" W, a distance of 607.17' to an IPF, at the northwest corner of Aughenbaugh; S 20°22'23" W, a distance of 97.81' to an IPF, at the northeast corner of Jesse and Barbara Sharp, as recorded in Instrument #20160715 0072752, R.O.D.C.; thence, with Sharp, N 83°20'10" W, a distance of 80.73' to an IPS; thence, leaving Sharp with a new Morgan Road Ventures, LLC severance line, the following calls: N 06°42'31" E, a distance of 316.37' to an IPS; S 76°55'24" W, a distance of 208.14' 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, N 13°53'50" W, a distance of 49.97' to an IPS; thence, leaving said 30' Easement and continuing with said severance line, the following calls: N 74°03'53" E, a distance of 143.66' to an IPS; N 55°07'11" E, a distance of 133.04' to an IPS; S 85°04'23" E, a distance of 234.74' to an IPS; S 73°59'21" E, a distance of 287.51' to an IPS, on the west R.O.W. of Wilkinson Road; thence, leaving said severance line, with the east R.O.W. of said road, S 05°45'20" W, a distance of 129.66' to a Point; with a curve turning to the left with an arc length of 173.93', with a radius of 600.00', with a chord bearing of S 02°32'56" E, with a chord length of 173.32' to a Point; S 10°51'13" E, a distance of 136.73' to a Point; with a curve turning to the right with an arc length of 107.48', with a radius of 250.00', with a chord bearing of S 01°27'45" W, with a chord length of 106.65' to a Point; S 14°19'11" W, a distance of 50.39' to a Point; with a curve turning to the left with an arc length of 52.52', with a radius of 410.00', with a chord bearing of S 09°51'11" W, with a chord length of 52.48' to the Point of Beginning. Containing 6.61 acres, more or less, as surveyed by T-Square Engineering, J. Mark Cantrell, TN PLS# 1859, on March 26th, 2025.

Also conveyed herein is 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 #20201231 0154959, see also Plat Book #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°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°24'53" E, a distance of 321.70' to a Point; N 14°52'29" E, a distance of 135.69' to a Point; N 35°15'41" E, a distance of 60.34' to a Point; N 02°49'35" E, a distance of 58.87' to a Point; N 13°53'50" W, a distance of 235.82' to a Point at the Terminus of the 30' Easement being described, as surveyed by T-Square Engineering, J. Mark Cantrell, TN PLS# 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. 20220114-006237, Register's Office for Davidson County, Tennessee, dated January 10, 2022 and recorded January 14, 2022.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Subject to all matters shown on that survey prepared by T-Square Engineering, J. Mark Cantrell, Professional Land Surveyor, TN RLS No. 1859, dated March 26, 2025, Project No. 21-1127.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 477, Instrument No. 20040927-0115999 and Instrument No. 20070806-0093144, Register's Office for Davidson County, Tennessee.
- Subject to the maintenance requirement in Joint Driveway Easement, Utility Easement and Mutual Maintenance Agreement of record in Instrument No. 20250523-0040828, 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 8, 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 17th DAY OF OCTOBER, 2025.

Morgan Road Ventures, LLC
BY: Gary Lynn Ealey
Lynn Ealey
Authorized Member

STATE OF New York
COUNTY OF Clinton

Personally appeared before me via audio-video communication, the undersigned, 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 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 17th of October, 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

Exhibit A

1. No portion of the described tract lies within Floodway, and is shown in the area Zone X as said tract shows on FEMA FIRM Map Number 47037C0103J on the Flood Insurance Rate Maps for City of Franklin, Tennessee (effective date February 25, 2022).

2. This survey was prepared from current deeds of record without benefit of facts and does not represent a title search or a guarantee of title, and is subject to any state of facts a current, full, or accurate search may reveal. No investigation of independent search for easements, encumbrances, restrictive covenants,or ownership title evidence has occurred. The surveyor reserves the right to revise any easement(s) not provided for or known of per the date of this survey.

3. The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility location shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

4. Basis of bearings is based on the Tennessee State Plane Coordinate System 4100 Zone on the 1983 North American Datum (NAD83).

5. In Tennessee it is a requirement of the "Underground Utility Damage Prevent Act" that anyone who engages in excavation must notify all known underground utility owner(s) no less than three nor more than ten working days prior to the date of their intent to excavate and also to avoid any hazard or conflict. The Tennessee One Call telephone number is 1-800-351-1111. No utilities were called, nor marked for this project.

6. The field data was gathered on March 26, 2025 using standard radial surveying techniques with an Electronic total station (Trimble S-5 robotic instrument) and data collector (Trimble TSC7 with Access Data Collection software) and/or using Global Positioning (GPS)(Trimble R12, R12i).

LEGEND

○ IRON PIN SET	■ CONCRETE MONUMENT
● IRON PIN FOUND	▣ FENCE CORNER
△ CALCULATED POINT	◆ IRON STAKE
——— X ———	FENCE LINE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1: 10,000, AND IS IN COMPLIANCE WITH THE CURRENT "TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYING".

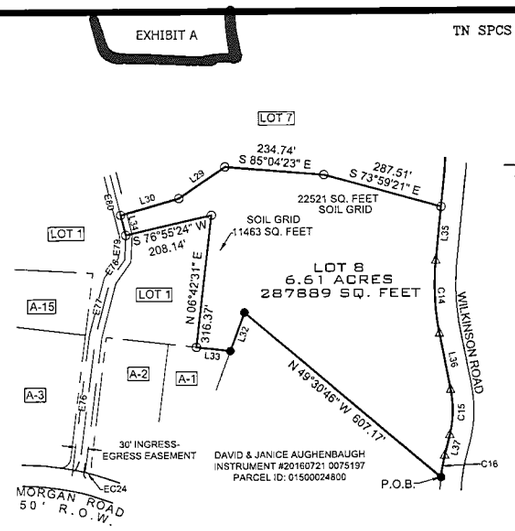
J. MARK CANTRELL, TN PLS# 1859

A-1
JESSE AND BARBARA SHARP
INSTRUMENT #20160715 0072752
PARCEL ID: 01507000600

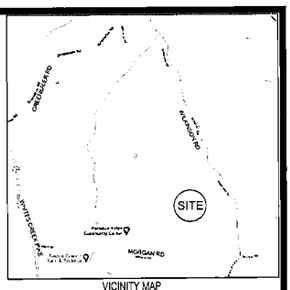
A-2
MELLISSA ELLISON
INSTRUMENT #20201231 0154959
PARCEL ID: 01507000500
PL: 20040927 0115999

A-3
ELSTON AND NANCY WINTERS
INSTRUMENT #20060215 0018208
PARCEL ID: 01507000400
PL: 20051027 0130019
(REMAINING PROPERTY)

A-15
ELSTON AND NANCY WINTERS
INSTRUMENT #20160630 0066675
PARCEL ID: 01500019900
PL: 00005200 0000477
(REMAINING PROPERTY)



TN SPCS NAD 83



VICINITY MAP
(NOT TO SCALE)

SCALE 1" = 200'

0 200 400 600

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

LINE	BEARING	DISTANCE
L29	N 55°07'11" E	133.04'
L30	N 74°03'53" E	143.66'
L31	N 13°53'56" W	180.85'
L32	S 29°27'23" W	97.81'
L33	N 83°20'10" W	80.73'
L34	N 13°53'56" W	49.97'
L35	S 05°45'26" W	125.68'
L36	S 10°51'13" E	136.73'
L37	S 14°19'13" W	50.39'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C14	600.00'	173.93'	S 02°37'56" E	173.32'
C15	250.00'	107.48'	S 01°27'45" W	106.65'
C16	410.00'	52.52'	S 09°51'11" W	52.48'

EASEMENT INFORMATION

LINE	BEARING	DISTANCE
E76	N 07°24'53" E	321.70'
E77	N 14°52'29" E	135.69'
E78	N 35°15'41" E	60.34'
E79	N 02°49'35" E	58.87'
E80	N 13°51'50" W	435.82'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
EC24	650.24'	48.27'	S 75°37'27" E	48.26'

J. MARK CANTRELL
PROFESSIONAL LAND SURVEYOR
XVI
TENNESSEE NO. 1859
03-26-2025

PROJECT:	DATE:
21-1127	03.26.2025
DRAWN BY:	SCALE:
HC	1" = 200'
REVIEWER:	SHEET:
JMC	1 OF 1

REVISIONS NO.	DATE

BOUNDARY SURVEY
FOR LOT 8
MORGAN ROAD VENTURES, LLC
0 WILKINSON RD
INSTRUMENT #20220114 0006237
PARCEL IDS: 01500002900,
DAVIDSON COUNTY, TENNESSEE

T-SQUARE ENGINEERING
SURVEY DIVISION
111 SOUTHEAST PKWY CT, FRANKLIN, TN. 37064

I, Melissa Jansen, 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 10/17/25 (date of document).

Melissa Jansen

Affiant Signature

Date 10/17/25

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6-8-2027

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM