WARRANTY DEED

Karen Johnson Davidson County
Batch# 1340384 DEEDWARR
10/30/2025 03:00:30 PM 5 pgs
Fees: $28.00 Taxes: $728.90
20251030-0086615

MJ-ZS-25-LOT10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Angela K. Livingston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/16/28
(AFFIX SEAL)

CAITLIN SWAFFER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MONTGOMERY

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)
Angela K. Livingston	Angela K. Livingston	
(NAME)	(NAME)	
0 Morgan Road, Lot 10	3577 Smith Bottom Rd	**PART OF 015-00-0-027.00 AND 015-00-0-029.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Clarksville, TN 37043	
(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 **ANGELA K. LIVINGSTON,** 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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Beginning at an Iron Pin Found (IPF) on the north Right of Way (R.O.W.) of Morgan Road (50' R.O.W.), at the southeast corner of Donna Owen, as recorded in Instrument #20221003 0108918, Register's Office Davidson County (R.O.D.C.); thence, leaving said road with Owen, the following calls: with a compound curve turning to the left with an arc length of 38.32', with a radius of 25.00', with a chord bearing of N 01°19'19" E, with a chord length of 34.68' to a IPF; N 41°40'53" W, a distance of 121.25' to an IPF; with a curve turning to the right with an arc length of 70.00', with a radius of 308.00', with a chord bearing of N 29°05'44" W, with a chord length of 69.85' to an IPF; S 70°17'25" W, a distance of 4.68' to an IPS; with a curve turning to the right with an arc length of 141.20', with a radius of 312.00', with a chord bearing of N 09°20'43" W, with a chord length of 139.99' to an IPS; N 05°18'20" W, passing an IPS at the northeast corner of Owen and the start of a new Morgan Road Ventures, LLC severance line at 52.33', a total distance of 110.31' to an IPS; thence, continuing with said severance line, the following calls: S 54°16'18" W, a distance of 382.69' to an IPS; N 90°00'00" W, a distance of 391.70' to an IPS; N 42°25'06" E, a distance of 124.20' to an IPS; N 19°18'37" E, a distance of 74.72' to an IPS; N 77°05'13" E, a distance of 277.38' to an IPS; N 20°46'27" E, a distance of 145.01' to an IPS; N 77°05'13" E, a distance of 496.56' to an IPS; S 57°25'14" E, a distance of 55.21' to an IPS; N 60°11'07" E, a distance of 29.37' to an IPS; S 13°15'47" W, a distance of 230.08' to an IPS; S 00°53'18" E, a distance of 48.02' to an IPS, on the north boundary of Tracey and David Davenport, as recorded in Instrument #20050606 0064286, R.O.D.C.; thence, leaving said severance line with Davenport, the following calls: S 67°57'15" W, a distance of 185.06' to an IPF, at the northwest corner of Davenport; with a curve turning to the left with an arc length of 180.26', with a radius of 262.00', with a chord bearing of S 15°16'29" E, with a chord length of 176.73' to an IPS; S 41°36'34" E, a distance of 119.52' to an IPS; with a curve turning to the left with an arc length of 37.94', with a radius of 25.00', with a chord bearing of S 86°16'50" E, with a chord length of 34.41' to an IPF on the north R.O.W. of Morgan Road, at the southwest corner of Davenport; thence, leaving Davenport with the north R.O.W. of said road, with a compound curve turning to the left with an arc length of 92.72', with a radius of 792.93', with a chord bearing of S 48°34'50" W, with a chord length of 92.67' to a the Point of Beginning. Containing 5.47 acres, more or less, as surveyed by T-Square Engineering, J. Mark Cantrell, TN PLS# 1859, on May 13th, 2025.

The above tract is subject to a 30' Ingress-Egress Easement being more particularly described as follows:

Commencing at an Iron Pin Found on the north Right of Way (R.O.W.) of Morgan Road (50' R.O.W.), at the southwest corner of Tracey and David Davenport, as recorded in Instrument #20050606 0064286, Register's Office Davidson County (R.O.D.C.); thence, leaving Davenport with the north R.O.W. of said road, thence with a curve turning to the right with an arc length of 46.36', with a radius of 792.93', with a chord bearing of N 50°15'20" E, with a chord length of 46.35' to the Point of Beginning; Said Point in the center of the Easement being described; thence, leaving said road with the center of the easement being described, the following calls: N 41°58'58" W, a distance of 118.74' to a Point; with a curve turning to the right with an arc length of 189.92', with a radius of 300.00', with a chord bearing of N 23°27'45" W, with a chord length of 186.77' to a Point; N 03°31'22" W, a distance of 152.69' to a Point; with a curve turning to the left with an arc length of 39.49', with a radius of 45.00', with a chord bearing of N 31°50'52" W, with a chord length of 38.23' to a Point; N 56°59'12" W, a distance of 71.29' to a Point; with a curve turning to the right with an arc length of 37.39', with a radius of 45.00', with a chord bearing of N 33°10'52" W, with a chord length of 36.33' to a Point; N 00°24'57" E, a distance of 68.19' to a Point at the Terminus the 30' Easement being described.

Being a portion of the same property conveyed to Morgan Road Ventures, LLC 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 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. 20250520-0039666, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **un-improved** property known as: **0 Morgan Road, Lot 10, 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 30th DAY OF OCTOBER, 2025.

Morgan Road Ventures, LLC, a Tennessee Limited Liability Company

BY: Gary Lynn Ealey

Lynn Ealey
Authorized Member

Gary Lynn Ealey is one in the same as Lynn Ealey

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, 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 30th 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

20251030008615

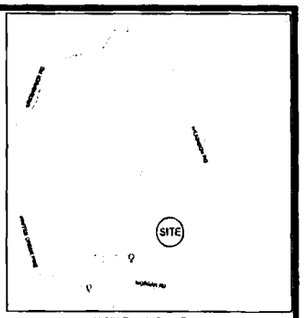
IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

A-5
TRACEY AND DAVID DAVENPORT
INSTRUMENT #20050606 0064286
PARCEL ID: 01507000100
PL: 20040927 0115999

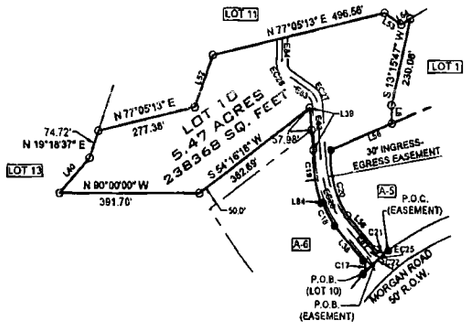
A-6
DONNA OWEN
INSTRUMENT #20221003 0108918
PARCEL ID: 01500029200
PL: 20070606 0093144

EXHIBIT A

TN SPCS NAD 83



VICINITY MAP N.T.S.



LINE	BEARING	DISTANCE
L6	N 06°57'11" W	43.00'
L36	N 61°49'37" W	121.70'
L37	N 62°19'23" W	116.91'
L38	N 62°19'23" W	124.10'
L39	N 20°48'47" E	145.01'
L40	S 61°52'10" E	45.10'
L42	N 64°11'59" E	15.32'
L43	S 61°52'10" E	116.62'
L44	S 61°52'10" E	116.62'
L84	S 89°17'25" W	24.04'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C17	50.00'	78.54'	N 61°52'10" W	70.71'
C18	300.00'	70.03'	N 77°05'13" W	69.86'
C19	117.00'	141.30'	N 09°52'31" W	132.66'
C20	167.00'	194.50'	S 13°15'47" E	183.19'
C21	25.00'	39.27'	S 61°52'10" E	35.36'
C22	217.00'	81.72'	S 48°34'55" W	81.23'

EASEMENT INFORMATION

LINE	BEARING	DISTANCE
L41	N 61°52'10" W	116.74'
L81	N 61°11'27" W	115.79'
L83	N 28°34'14" W	71.79'
L91	N 00°43'51" E	24.19'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C16	167.00'	26.36'	N 61°11'27" W	26.33'
C17	133.00'	180.07'	N 23°47'46" W	166.77'
C20	25.00'	39.27'	S 61°52'10" E	35.36'
C23	25.00'	31.37'	S 35°19'54" E	29.33'

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

SCALE 1" = 200'
0 200 400 600

LEGEND
- IRON PIN SET
- IRON PIN FOUND
- CALCULATED POINT
- CONCRETE MONUMENT
- FENCE CORNER
- IRON STAKE
- x FENCE LINE

P.O.B. = POINT OF BEGINNING
P.O.C = POINT OF COMMENCEMENT

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, 2021).

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 May 13, 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).

PROJECT	SHEET
21-1127	1 OF 1

DATE:	REVISIONS	
13 MAY 2025	NO.	DATE
SCALE:		
1" = 100'		
DRAWN BY:		
IIC		
REVIEWER:		
JMC		

BOUNDARY SURVEY
FOR LOT 10
MORGAN ROAD VENTURES, LLC
0 MORGAN RD
0 WILKINSON RD
INSTRUMENT #20220114 0006237
PARCEL IDS: 01500002700
& 01500002900
DAVIDSON COUNTY, TENNESSEE

J. MARK CANTRELL
REGISTERED PROFESSIONAL LAND SURVEYOR
XVI
TENNESSEE NO. 1859

05-13-2025

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

TRUE COPY CERTIFICATION

I, Dana Robertson, 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 10/30/25.

DR 10/30/25

Affiant Signature Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 30 day of October, 2025.

Notary's Signature

My Commission Expires: 9/15/29

(Notary Seal)

SAEDRA BYARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY