Karen Johnson Davidson County
Batch # 1441879 DEEDWARR
07/02/2026 02:18:22 PM 4 pgs
Fees: $23.00 Taxes: $324.40
20260702-0060004

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64505
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael Read 1205 Greenfield Ave. Nashville, TN 37216	NEW OWNER

TAX MAP PARCEL NUMBERS: Parts of 16800011500, 17800007800, and 17800008100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$87,675.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wendy Hunt, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Read,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain parcel of land lying in the 9th Civil District of Davidson County, Tennessee more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "KCROWE RLPS#1979." All bearings and coordinates are based on Tennessee State Plane Coordinates (NAD83) geodetic north by G.P.S observations, dated 08-25-2025.

BEGINNING at a set Magnail with a 2 ½" Aluminum Shiner on the south right of way of Hester Beasley road said Magnail lies 25' south of the centerline and also having T.N.S.P.C.(NAD 83) of N: 614575.55', E: 1667808.39'. Thence, leaving said right of way and with the lines of Mike Read as recorded in deed book 10568, page 268 the following (6) calls: South26°27'17"West, a distance of 5.36' to point in the creek.

Thence, South 10°41'39"West, a distance of 102.29' to a found 3/8" rebar with no cap.

Thence, South 00°13'34"West, a distance of 185.44' to an iron pin set.

Thence, South 60°26'02"West, a distance of 373.67' to a found 3/8" rebar with no cap.

Thence, South 07°19'01"West, a distance of 429.66' to a found 3/8" rebar with no cap.

Thence, South 82°49'09"East, a distance of 234.69' to an iron pin set at a corner common with Greer Hubbard as recorded in Instrument# 20191205-0125482 and Stephen Watson as recorded in Instrument# 20250806-0062400.

Thence, with the line of said Watson South07°22'10"West, a distance of 412.62' to an iron pin set.

Thence, severing the lands of Wendy Hunt as recorded in Instrument # 20250623-0049104 the following (7) calls: North 82°40'59"West, a distance of 334.31' to an iron pin set.

Thence, North 07°19'02"East, a distance of 686.97' to an iron pin set.

Thence, South 82°40'59"East, a distance of 50.00' to an iron pin set.

Thence, North 07°19'01"East, a distance of 179.75' to an iron pin set.

Thence, North 60°26'02"East, a distance of 233.72' to an iron pin set.

Thence, North 41°57'57"East, a distance of 165.20' to an iron pin set.

thence North 02°54'46"West, a distance of 299.25' to an iron pin set on the south right of way of Hester Beasley Road said pin lies 25' south of the centerline and also being the point of curvature of a non-tangent curve, concave to the southwest, having a radius of 736.10' a central angle of 02°55'05", and a chord of 37.48' bearing South50° 05'32"East; Thence, Southeast along said curve and said right of way, a distance of 37.49'

Thence, continuing with said right of way the following (2) calls: South 44°56'25"East, a distance of 77.04'

Thence, South 39°13'13"East, a distance of 18.67' to the POINT OF BEGINNING; said described tract containing 5.01 Acres, more or less. According to a survey conducted under the direct supervision of Kevin David Crowe, RLS #1979 on 04-17-2026.

Together with 40' Ingress-Egress & Utility Easement # 1

A certain parcel of land lying in the 9th Civil District of Davidson County, Tennessee more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "KCROWE RLPS#1979." All bearings and coordinates are based on Tennessee State Plane Coordinates (NAD83) geodetic north by G.P.S observations, dated 08-25-2025

BEGINNING, at a point on the south right of way of Hester Beasley road said point lies 25' south of the centerline and lies N 55-56-16 W, 112.60' from an iron pin set at the northern most corner of the 5.01 acre Tract created this survey to be conveyed to Michael Read, the point of beginning also having T.N.S.P.C.(NAD 83) of N: 614731.66', E: 1667620.13'. Thence, leaving said right of way and with the east side of a new 40'crossing the Lands of Wendy Hunt as recorded in Instrument 20250623-0049104 R.O.D.C.TN. the following (14) calls: South33°26'27"West, a distance of 18.36'

Thence, South 38°55'50"West, a distance of 57.38' to the point of curvature of a non-tangent curve, concave to the north, having a radius of 146.21' a central angle of 28°30'43", and a chord of 72.01' bearing South69°11'01"West; thence Southwest along said curve, a distance of 72.76'

Thence, North 88°50'57"West, a distance of 208.56' to the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 36.55' a central angle of 81°43'38", and a chord of 47.82' bearing South 39°49'16"West; thence West along said curve, a distance of 52.13'; thence South 01°02'24"East, a distance of 50.80' to the point of curvature of a non-tangent curve, concave to the west, having a radius of 665.24' a central angle of 09°49'22", and a chord of 113.91' bearing South 06°55'26"West; thence South along said curve, a distance of 114.05'

Thence, South 05°13'05"East, a distance of 55.29' to the point of curvature of a non-tangent curve, concave to the west, having a radius of 1244.66' a central angle of 08°35'24", and a chord of 186.43' bearing North 09°19'29"West; thence South along said curve, a distance of 186.60';

Thence, South 00°28'14"West, a distance of 64.59'

Thence, South 14°36'29"West, a distance of 10.01'

Thence, South 28°07'17"East, a distance of 30.69' to the point of curvature of a non-tangent curve, concave to the northeast, having a radius of 147.71' a central angle of 26°08'27", and a chord of 66.81' bearing South 42° 53'09"East; thence Southeast along said curve, a distance of 67.39'

Thence, South 63°23'57"East, a distance of 61.91'to a point in the property line of the 5.01 acre Tract created this survey to be conveyed to Michael Read said point lying S 07-19-01 W, 99.72' from an iron pin set.

Thence, with the property line of said Mike Read Tract South 07°19'01"West, a distance of 42.02' to a point lying N 07-19-01 E, 38.00' from an iron pin set.

Thence, leaving said Mike Read Tract North 63°23'57"West, a distance of 80.97' to the point of curvature of a non-tangent curve, concave to the northeast, having a radius of 187.71' a central angle of 22°51'26", and a chord of 74.39' bearing North 44°31'39"West; thence Northwest along said curve, a distance of 74.89'

Thence, North 75°23'31"West, a distance of 40.00'

Thence, North 14°36'29"East, a distance of 68.02'

Thence, North 00°41'01"West, a distance of 51.00' to the point of curvature of a non-tangent curve, concave to the west, having a radius of 1204.66' a central angle of 08°35'24", and a chord of 180.44' bearing North09°19'29"West; thence, North along said curve, a distance of 180.61'

Thence, North 04°10'22"West, a distance of 72.88' to the point of curvature of a non-tangent curve, concave to the west, having a radius of 625.24' a central angle of 09°49'22", and a chord of 107.06' bearing North06°55'26"East; thence, North along said curve, a distance of 107.19'

Thence, North 01°06'24"West, a distance of 48.67' to the point of curvature of a non-tangent curve, concave to the southeast, having a radius of 76.55' a central angle of 81°43'38", and a chord of 100.16' bearing South39° 49'16"West; thence, North along said curve, a distance of 109.19'

Thence, South88°55'55"East, a distance of 210.45' to the point of curvature of a non-tangent curve, concave to the north, having a radius of 106.21' a central angle of 28°30'45", and a chord of 52.31' bearing North 69°11'01"East; thence, East along said curve, a distance of 52.85'

Thence, North 37°05'29"East, a distance of 42.55'

Thence, North 33°26'27"East, a distance of 14.63' to the point of curvature of a non-tangent curve, concave to the

southwest, having a radius of 736.10' a central angle of 03°07'39", and a chord of 40.17' bearing South 61° 53'17"East; thence Southeast along said curve, a distance of 40.18' to the POINT OF BEGINNING; said described tract containing 1.01 Acres, more or less. According to a survey conducted under the direct supervision of Kevin David Crowe, RLS #1979 on 04-17-2026.

Together with 40" Ingress-Egress Utility Easement # 2

A certain parcel of land lying in the 9th Civil District of Davidson County, Tennessee more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "KCROWE RLPS#1979." All bearings and coordinates are based on Tennessee State Plane Coordinates (NAD83) geodetic north by G.P.S observations, dated 08-25-2025

BEGINNING on the west line of 5.01 acre created new this survey said point lies S 07-19-01 W, 99.72' from an iron pin set and also having T.N.S.P.C.(NAD 83) of N: 614032.66', E: 1667402.16'. Thence, crossing the new 5.01 acre tract of Mike Read South82°40'59"East, a distance of 50.00' to a point in the Mike Read property as recorded in deed book 10568, page 268 said point lies S 07-19-01 W, 74.73' from a found 3/8" rebar with no cap.

Thence. South 07°19'01"West, a distance of 42.02'

Thence. North 82°40'59"West, a distance of 50.00'

Thence. North 07°19'01"East, a distance of 42.02' to the POINT OF BEGINNING; said described tract containing 0.05 Acres, more or less According to a survey conducted under the direct supervision of Kevin David Crowe, RLS #1979 on 04-17-2026.

Attached, as Exhibit "A", is a copy of the boundary survey by Kevin David Crowe, Tennessee Surveyor license no. 1979, dated 04/23/2026, File/Job No. 25-145MR.PCS.

Being part of the same property conveyed to Wendy Hunt by Warranty Deed from Raymond F. Bluth and Nicole L. Schlechter, a/k/a Raymond Bluth and Nicole Schlechter, husband and wife, dated June 18, 2025 and recorded on June 23, 2025 of record in Instrument No. 20250623-0049104, Register's Office for Davidson County, Tennessee. And being part of the same proeprty conveyed to Britt P. Hunt and Wendy Hunt, husband and wife, by Warranty Deed from Brent Thompson, dated August 31, 2021, recorded on September 13, 2021, of record in Instrument No. 20210913-0121943, said Register's Office. And being further conveyed to Wendy Elizabeth Hunt by Quitclaim Deed dated August 10, 2022 and recorded on August 12, 2022, of record in Instrument No. 20220812-0091733, said Register's Office.

Description Reference: Described according to boundary survey by Kevin David Crowe, Tennessee Surveyor license no. 1979, dated 04/23/2026, File/Job No. 25-145MR.PCS.

This conveyance is subject to: Taxes for 2026, and subsequent years; Subject to any Roll Back Taxes, which Grantee assumes and agrees to pay; Easement for flow of Creek over so much of the premises as may lie therein.

This is unimproved property, known as 0 Hester Beasley Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2026.

Wendy Hunt

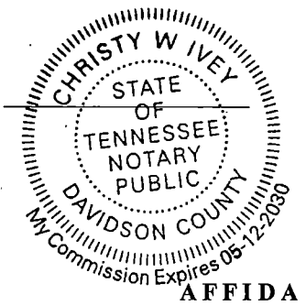
Wendy Hunt

State of Tennessee

County of Davidson

On this **30th day of June, 2026** before me the undersigned authority, personally appeared Wendy Hunt, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____



Notary

State of Tennessee

County of Davidson

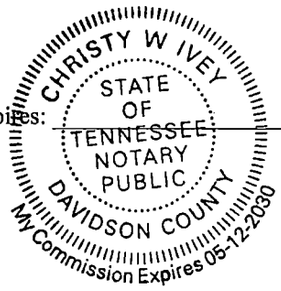
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $87,675.00.

Affiant

Sworn and subscribed before me this 30th day of June, 2026.

My Commission Expires: _____



Notary