

Name and Address of New Owners:
TAX EXEMPT LOCAL GOVERNMENT
City of Mt. Juliet, Tennessee
2425 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

This Instrument Prepared By:
Samantha A. Burnett
Mt. Juliet City Attorney
2425 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

Portion of Property:

Map: 54
Group: --
Parcel: 50.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS AND NO/100 CENTS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WILSON COUNTY BOARD OF EDUCATION** (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to the **CITY OF MT. JULIET**, a municipal corporation of the State of Tennessee (the "Grantee"), and its successors and assigns, certain real property being described according to the attached boundary survey and being more particularly described as follows:

A tract or parcel of land located in the 2nd Civil District of Wilson County, Tennessee and being bounded on the South by the northerly Right of Way of Lebanon Road and on the North, East, and West by Wilson County Board of Education and being more particularly described as follows:

Beginning at an iron pin in the northerly Right of Way of Lebanon Road, said pin being South 89 Degrees 19 Minutes 45 Seconds East, a distance of 707.47 feet from the southwesterly corner of the Wilson County Board of Education property (DB.153, PG.87, R.O.W.C.T.) and being the southwesterly corner of the property herein described, also being 35 feet from the centerline of said road. Said pin being the POINT OF BEGINNING. THENCE, leaving the Right of Way of the road and severing the lands of the Wilson County Board of Education, North 05 Degrees 26 Minutes 00 Seconds West, a distance of 62.08 feet to an iron pin at a fence corner. THENCE, North 89 Degrees 41 Minutes 34 Seconds East, a distance of 94.70 feet to an iron pin. THENCE, South 00 Degrees 34 Minutes 35 Seconds West, a distance of 60.96 feet to an iron pin in the northerly Right-of-Way of Lebanon Road. THENCE, with the Right-of-Way of the road, South 89 Degrees 07 Minutes 27 Seconds West, a distance of 88.22 feet to the POINT OF BEGINNING. Said tract containing 0.13 acres or 5,616 sq. ft. more or less by a survey performed by Keith & Associates Land Surveying Inc., dated January 10, 2025.

Being a portion of the same property conveyed to Grantor by virtue of a Deed dated November 20, 1958 and recorded in Deed Book 153, Page 87, in the Register's Office for Wilson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest hereto belonging, to Grantee, its successors and assigns, forever.

Grantor covenants that Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and representatives to warrant and defend to

Grantee, its successors and assigns, forever the title to said property against the lawful claims of all persons whomsoever.

THIS PROPERTY is subject to any and all lawful restrictions, easements, setbacks, and any other encumbrances found of record and applicable to the within described realty.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this ____ day of _____ 20 ____.

WILSON COUNTY BOARD OF EDUCATION

By:

AUTHORIZED AGENT
Name: _____
Title: _____

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority, a Notary Public in and for Wilson County, Tennessee, personally appeared _____, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, that they have executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and seal this ____ day of _____, 20 ____.

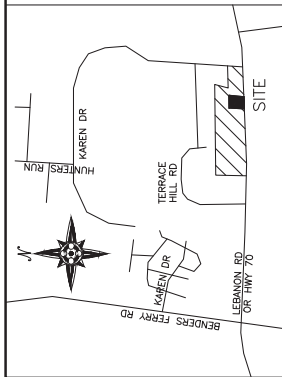
Notary Public

My Commission Expires: _____ (seal)

NOTE TO REGISTER OF DEEDS:

The recording of this document is exempt from recording/transfer tax pursuant to Tennessee Code Annotated §67-4-409(f) as the Grantee herein is a municipality as such term is defined therein. Pursuant to said statute, no oath of value (affidavit of consideration) is required for an exempt transaction (Tennessee Code Annotated §67-4-409(a)(5)).

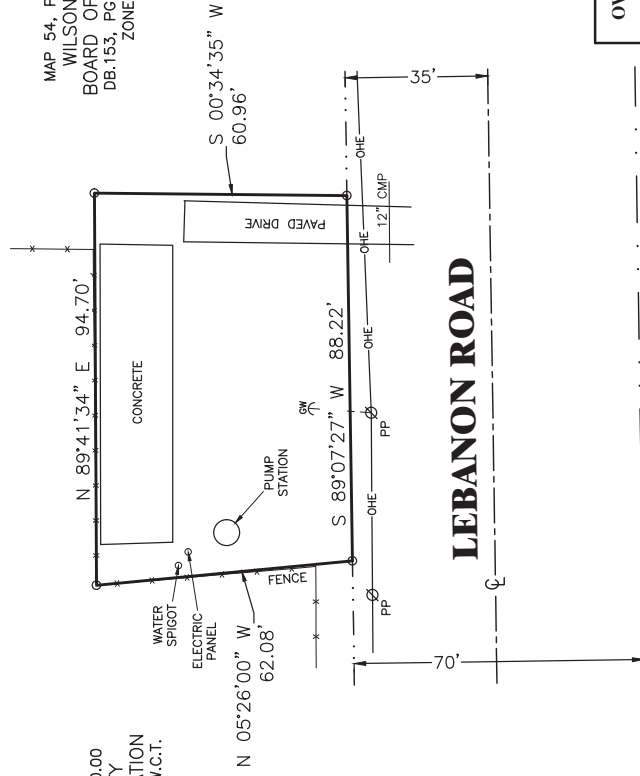
**TOTAL AREA: 0.13 ACRES +/- or
5,616 SQ.FT. +/-**



VICINITY MAP : NOT TO SCALE

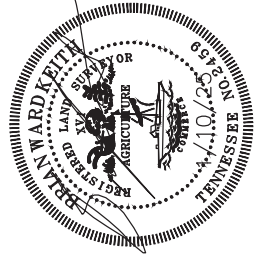
MAP 54, PARCEL 50.00
WILSON COUNTY
BOARD OF EDUCATION
DB.153, PG.87, R.O.W.C.T.
ZONED : A-1

MAP 54, PARCEL 50.00
WILSON COUNTY
BOARD OF EDUCATION
DB.153, PG.87, R.O.W.C.T.
ZONED : A-1



NOTES:

1. The survey, shown hereon, represents a Portion of Parcel 50.00, of Map 54.
2. Bearings for this survey were obtained from TN State Plane Coordinates.
3. Property address is: 9315 Lebanon Rd. Mount Juliet, TN 37122.
4. All corners are 1/2" rebar with cap set by this surveyor, unless noted otherwise.
5. The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records, and or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown represent all such utilities in the area or that the underground utilities shown are in the exact location indicated. The appropriate utility provider must be contacted to confirm availability and location of utilities.
6. Any and all utilities may carry one or more easements. Property owner must contact the appropriate utility authority for the exact location of these easements.
7. **Federal Flood Note:** This property is not in an area designated as a special flood hazard area as graphically indicated on NFP Map No. 47189 C 0151 D, Effective Date 02-20-2008.
8. This survey was performed without benefit of title search; therefore this property is subject to any findings that a current and accurate title search might reveal.
9. This map may not be altered without consent of this surveyor.



Certificate of Accuracy

I hereby certify that this is a Category 1 survey shown and described hereon and is a true and accurate survey to the best of my knowledge. The unadjusted closure ratio of the survey shown hereon meets and/or exceeds 1:10,000.

Brad Ward Keith, TN RLS# 2459
Office Phone 615.443.7796
1012 Sparta Pike
Lebanon, TN 37087
Date 1/10/25

OWNER INFORMATION:
OWNER: WILSON COUNTY BOARD OF EDUCATION
ADDRESS: 351 STUMPY LANE
LEBANON, TN 37090
MAP 54, PARCEL 50.00 p/o DEED BOOK 153, PAGE 87
REGISTRAR'S OFFICE of WILSON COUNTY TENNESSEE

K&A Land Surveying
1012 Sparta Pike, Lebanon TN, 37087
Office Phone- 615-443-7796

**BOUNDARY SURVEY OF A PORTION OF THE
WILSON COUNTY BOARD OF EDUCATION,
WEST ELEMENTARY PROPERTY**
MAP 54, PARCEL 50.00 p/o
2nd CIVIL DISTRICT of WILSON COUNTY, TENNESSEE

DATE: JANUARY 10, 2025 JOB # 25-0109-5358