Karen Johnson Davidson County
Batch# 449521 DEEDQC
08/04/2020 12:25:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20200804-0086124

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Hooper Farms, Inc.	Same	078-00-0-098.00
4451 Old Hickory Blvd.		078-00-0-099.00
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **GRASSROOTS SOD FARM, INC.** does hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **HOOPER FARMS, INC.**, and its successors, heirs and assigns. The real estate is described as follows:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Grassroots Sod Farm, Inc. by deed from Richard Head and Charles Head, of record in Book 10488, page 611 dated May 21, 1997, said Register's Office.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof described in the deed of record in Book 8048, page 716, said Register's Office.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 31st day of July 2020.

Affiant

Notary Public

My Commission Expires:

CHARLOTTE E. HERRING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires JULY 5, 2021

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 31 day of July, 2020.

GRASSROOTS SOD FARM, INC., a Tennessee Corporation

By: John Spahr

Title: President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named John Spahr, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he is the President of Grassroots Sod Farm, Inc., the within named bargainor, and that in such capacity, he, being authorized so to do, executed the foregoing Warranty Deed for the purposes therein contained, on behalf of the said Grassroots Sod Farm, Inc.

Witness my hand and seal, at office, this the 30 day of July, 2020.

Jeremy Johnson
NOTARY PUBLIC

My Commission Expires: 9/7/2020

JEREMY J JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Sept. 07, 2020
DAVIDSON COUNTY

SURVEYORS DESCRIPTION
THE GRASSROOTS SOD FARMS, INC. PROPERTY
4478 CLEECES FERRY ROAD
PARCEL ID# 07800009800
DEED BOOK, 10448, PAGE 611 – R.O.D.C., TN.
1ST COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND IN THE 1ST COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE ELLEN RUSSELL JACOBSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 2012123100120666 – R.O.D.C., TN. BOUNDED ON THE EAST BY THE JEAN & ROY HOOPER PROPERTY AS OF RECORD IN INSTRUMENT NO. 201905060042097 – R.O.D.C., TN, THE WESTERLY MARGIN OF CLEECES FERRY ROAD AND THE JACK K. CONATSER PROPERTY AS OF RECORD IN INSTRUMENT NO. 201512070123061-R.O.D.C., TN. BOUNDED ON THE SOUTH, WEST, AND THE NORTH BY THE CORPS OF ENGINEERS PROPERTY AT THE 390 FOOT CONTOUR AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE WESTERLY MARGIN OF CLEECES FERRY ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF THE JEAN & ROY HOOPER PROPERTY AS OF RECORD IN INSTRUMENT NO. 201905060042097 – R.O.D.C., TN. AND BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE WESTERLY MARGIN OF CLEECES FERRY ROAD, SOUTH 05 DEGREES 48 MINUTES 13 SECONDS EAST 132.18 FEET TO A POINT;

THENCE, SOUTH 06 DEGREES 23 MINUTES 10 SECONDS EAST 37.59 FEET TO A POINT;

THENCE, WITH THE CENTERLINE OF AN EXISTING STREAM, SOUTH 38 DEGREES 58 MINUTES 22 SECONDS WEST 118.64 FEET TO A POINT;

THENCE, SOUTH 47 DEGREES 44 MINUTES 27 SECONDS WEST 144.73 FEET TO A POINT;

THENCE, SOUTH 11 DEGREES 34 MINUTES 36 SECONDS EAST 108.37 FEET TO A POINT;

THENCE, SOUTH 00 DEGREES 14 MINUTES 46 SECONDS EAST 103.49 FEET TO A POINT;

THENCE, SOUTH 36 DEGREES 03 MINUTES 47 SECONDS WEST 120.42 FEET TO A POINT;

THENCE, WITH THE APPROXIMATE 390 FOOT CONTOUR, NORTH 81 DEGREES 57 MINUTES 36 SECONDS WEST 152.85 FEET TO A POINT;

THENCE, NORTH 82 DEGREES 16 MINUTES 41 SECONDS WEST 109.59 FEET TO A POINT;

THENCE, NORTH 79 DEGREES 19 MINUTES 43 SECONDS WEST 134.56 FEET TO A POINT;

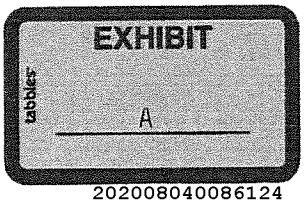
THENCE, NORTH 74 DEGREES 47 MINUTES 56 SECONDS WEST 197.62 FEET TO A POINT;

THENCE, NORTH 75 DEGREES 17 MINUTES 35 SECONDS WEST 146.67 FEET TO A POINT;

THENCE, NORTH 75 DEGREES 14 MINUTES 26 SECONDS WEST 206.73 FEET TO A POINT;

THENCE, NORTH 77 DEGREES 02 MINUTES 19 SECONDS WEST 128.14 FEET TO A POINT;

THENCE, SOUTH 83 DEGREES 30 MINUTES 45 SECONDS WEST 127.82 FEET TO A POINT;



THENCE, SOUTH 87 DEGREES 56 MINUTES 45 SECONDS WEST 98.74 FEET TO A POINT;

THENCE, NORTH 82 DEGREES 24 MINUTES 48 SECONDS WEST 135.12 FEET TO A POINT;

THENCE, SOUTH 20 DEGREES 05 MINUTES 08 SECONDS WEST 115.02 FEET TO A POINT;

THENCE, SOUTH 22 DEGREES 42 MINUTES 13 SECONDS EAST 96.84 FEET TO A POINT;

THENCE, SOUTH 36 DEGREES 36 MINUTES 47 SECONDS WEST 31.57 FEET TO A POINT;

THENCE, SOUTH 80 DEGREES 02 MINUTES 58 SECONDS WEST 32.77 FEET TO A POINT;

THENCE, NORTH 62 DEGREES 08 MINUTES 11 SECONDS WEST 50.29 FEET TO A POINT;

THENCE, NORTH 12 DEGREES 26 MINUTES 42 SECONDS WEST 63.07 FEET TO A POINT;

THENCE, NORTH 12 DEGREES 51 MINUTES 15 SECONDS EAST 151.46 FEET TO A POINT;

THENCE, NORTH 08 DEGREES 38 MINUTES 46 SECONDS WEST 135.62 FEET TO A POINT;

THENCE, NORTH 73 DEGREES 00 MINUTES 26 SECONDS WEST 103.19 FEET TO A POINT;

THENCE, SOUTH 28 DEGREES 56 MINUTES 50 SECONDS WEST 205.64 FEET TO A POINT;

THENCE, SOUTH 15 DEGREES 55 MINUTES 56 SECONDS WEST 85.10 FEET TO A POINT;

THENCE, SOUTH 37 DEGREES 35 MINUTES 43 SECONDS EAST 73.80 FEET TO A POINT;

THENCE, SOUTH 59 DEGREES 33 MINUTES 46 SECONDS WEST 29.07 FEET TO A POINT;

THENCE, SOUTH 87 DEGREES 04 MINUTES 54 SECONDS WEST 36.15 FEET TO A POINT;

THENCE, NORTH 31 DEGREES 37 MINUTES 30 SECONDS WEST 122.04 FEET TO A POINT;

THENCE, NORTH 70 DEGREES 46 MINUTES 36 SECONDS WEST 120.40 FEET TO A POINT;

THENCE, SOUTH 60 DEGREES 58 MINUTES 33 SECONDS WEST 129.85 FEET TO A POINT;

THENCE, SOUTH 07 DEGREES 42 MINUTES 35 SECONDS WEST 79.15 FEET TO A POINT;

THENCE, SOUTH 41 DEGREES 29 MINUTES 00 SECONDS EAST 53.86 FEET TO A POINT;

THENCE, SOUTH 10 DEGREES 10 MINUTES 04 SECONDS EAST 26.47 FEET TO A POINT;

THENCE, SOUTH 76 DEGREES 56 MINUTES 30 SECONDS WEST 38.22 FEET TO A POINT ON THE LOW WATER MARK OF THE CUMBERLAND RIVER;

THENCE, DOWN SAID RIVER, NORTH 79 DEGREES 45 MINUTES 10 SECONDS WEST 88.34 FEET TO A POINT;

THENCE, NORTH 02 DEGREES 29 MINUTES 29 SECONDS WEST 208.09 FEET TO A POINT;

THENCE, NORTH 03 DEGREES 49 MINUTES 52 SECONDS EAST 431.17 FEET TO A POINT;

THENCE, NORTH 1 DEGREES 02 MINUTES 06 SECONDS EAST, 825.61 FEET TO A POINT;

THENCE, NORTH 00 DEGREES 09 MINUTES 13 SECONDS WEST 526.96 FEET TO A POINT IN A STREAM;

THENCE, FOLLOWING THE APPROXIMATE 390 FOOT CONTOUR AND SAID STREAM, SOUTH 57 DEGREES 22 MINUTES 17 SECONDS EAST 99.58 FEET TO A POINT;

THENCE, SOUTH 77 DEGREES 44 MINUTES 07 SECONDS EAST 83.31 FEET TO A POINT;

THENCE, NORTH 82 DEGREES 50 MINUTES 59 SECONDS EAST 79.62 FEET TO A POINT;

THENCE, SOUTH 72 DEGREES 13 MINUTES 53 SECONDS EAST 38.51 FEET TO A POINT;

THENCE, SOUTH 03 DEGREES 39 MINUTES 37 SECONDS WEST 42.14 FEET TO A POINT;

THENCE, SOUTH 41 DEGREES 27 MINUTES 19 SECONDS EAST 90.67 FEET TO A POINT;

THENCE, SOUTH 83 DEGREES 50 MINUTES 38 SECONDS EAST 77.89 FEET TO A POINT;

THENCE, NORTH 75 DEGREES 53 MINUTES 15 SECONDS EAST 51.68 FEET TO A POINT;

THENCE, SOUTH 50 DEGREES 00 MINUTES 34 SECONDS EAST 56.18 FEET TO A POINT;

THENCE, SOUTH 21 DEGREES 11 MINUTES 39 SECONDS EAST 74.41 FEET TO A POINT;

THENCE, SOUTH 63 DEGREES 09 MINUTES 01 SECONDS EAST 76.49 FEET TO A POINT;

THENCE, SOUTH 44 DEGREES 23 MINUTES 37 SECONDS EAST 75.69 FEET TO A POINT;

THENCE, NORTH 84 DEGREES 54 MINUTES 56 SECONDS EAST 73.49 FEET TO A POINT;

THENCE, NORTH 51 DEGREES 17 MINUTES 49 SECONDS EAST 58.42 FEET TO A POINT;

THENCE, NORTH 16 DEGREES 15 MINUTES 37 SECONDS EAST 60.17 FEET TO A POINT;

THENCE, NORTH 76 DEGREES 06 MINUTES 02 SECONDS EAST 71.90 FEET TO A POINT;

THENCE, NORTH 56 DEGREES 54 MINUTES 40 SECONDS EAST 52.39 FEET TO A POINT;

THENCE, NORTH 10 DEGREES 15 MINUTES 20 SECONDS EAST 132.09 FEET TO A POINT;

THENCE, A COMMON LINE WITH THE ELLEN RUSSEL JACOBSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 201212310120666 – R.O.D.C., T. SOUTH 76 DEGREES 02 MINUTES 54 SECONDS EAST 203.00 FEET TO AN IRON PIPE FOUND;

THENCE, A COMMON LINE WITH THE JEAN & ROY HOOPER PROPERTY AS OF RECORD IN INSTRUMENT NO. 201905060042097 – R.O.D.C., T. SOUTH 02 DEGREES 09 MINUTES 21 SECONDS EAST 729.70 FEET TO AN IRON PIN SET;

THENCE, SOUTH 02 DEGREES 34 MINUTES 02 SECONDS EAST 704.50 FEET TO AN IRON PIN SET;

THENCE, NORTH 77 DEGREES 35 MINUTES 38 SECONDS EAST 1151.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,367,978 SQUARE FEET, 54.36 ACRES, MORE OR LESS

PREPARED BY:
SOUTHERN PRECISION LAND SURVEYING, INC.
P.O. BOX 220
PEGRAM, TN 37143-0220
FILE NO. 20-1660

SURVEYORS DESCRIPTION
TRACT 2
A PORTION OF THE
GRASSROOTS SOD FARM, INC. PROPERTY
4478 CLEECES FERRY ROAD
PARCEL ID# 07800009800
DEED BOOK 10448, PAGE 611
1ST CIVIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND IN THE 1ST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSE. BOUNDED ON THE NORTH BY THE ED JOHNSON, ET UX PROPERTY AS OF RECORD IN DEED BOOK 8094, PAGE 594-R.O.D.C.,TN. AND THE JEAN & ROY HOOPER PROPERTY AS OF RECORD IN INSTRUMENT NO. 201905060042097-R.O.D.C.,TN. BOUNDED ON EAST BY THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD. BOUNDED ON THE SOUTH BY THE JASON & KRISTEN HOOPER PROPERTY AS OF RECORD IN INSTRUMENT NO. 201002080010030-R.O.D.C., TN. BOUNDED ON THE WEST BY THE EASTERLY MARGIN OF CLEECES FERRY ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF CLEECES FERRY ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE ED JOHNSON, ET UX PROPERTY AS OF RECORD IN DEED BOOK 8094, PAGE 594-R.O.D.C., TN AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, A COMMON LINE WITH THE ED JOHNSON, ET UX PROPERTY AS OF RECORD IN DEED BOOK 8094, PAGE 594-R.O.D.C.,TN. SOUTH 88 DEGREES 18 MINUTES 06 SECONDS EAST, 490.00 FEET;

THENCE, NORTH 4 DEGREES 57 MINUTES 17 SECONDS WEST, 154.67 FEET;

THENCE, A COMMON LINE WITH THE JEAN & RAY HOOPER PROPERTY AS OF RECORD IN INSTRUMENT NO. 201905060042097-R.O.D.C., TN. SOUTH 74 DEGREES 29 MINUTES 53 SECONDS EAST, 171.67 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE AND THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD, HAVING A CENTRAL ANGLE OF 11 DEGREES 28 MINUTES 27 SECONDS, A RADIUS OF 1370.00 FEET, A LENGTH OF 274.36 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 13 DEGREES 36 MINUTES 15 SECONDS WEST, 173.90 FEET;

THENCE, CONTINUING WITH SAID MARGIN, SOUTH 19 DEGREES 20 MINUTES 29 SECONDS WEST, 263.87 FEET;

THENCE, A COMMON LINE WITH THE JASON & KRISTEN HOOPER PROPERTY AS OF RECORD IN INSTRUMENT NO. 201002080010030-R.O.D.C.,TN. NORTH 83 DEGREES 16 MINUTES 10 SECONDS WEST, 154.86 FEET;

THENCE, SOUTH 58 DEGREES 33 MINUTES 02 SECONDS WEST, 325.83 FEET TO THE EASTERLY MARGIN OF CLEECES FERRY ROAD;

THENCE, WITH THE EASTERLY MARGIN OF CLEECES FERRY ROAD, NORTH 5 DEGREES 48 MINUTES 13 SECONDS WEST, 576.32 FEET TO THE POINT OF BEGINNING.

CONTAINING, 260,537 SQUARE FEET OR 5.98 ACRES, MORE OR LESS.

True Copy Certification

I, Stephany Beghin, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Stephany Beghin, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-5-21

Notary' Seal (if on paper)

