Karen Johnson Davidson County
Batch# 576353 DEEDWARRSP
02/24/2021 10:40:05 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210224-0022824

SPECIAL WARRANTY DEED

RECORDING STAMP ON BACK PAGE

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

Pick Up

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
HDP Walnut Hills LLC 572 Savannah Highway Charleston, SC 29407	New Owner	Map 30, Par. 45 (Williamson County) and Map 180, Par. 68 (Davidson County)

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Thelma Burnley, Sandra Nixon, Billy Henderson, Jr., Katherine Whitlow, Jalen Henderson and Jorden Henderson and Kayden Henderson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **HDP Walnut Hills LLC**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Williamson/Davidson County, TENNESSEE, described as follows, to-wit:

A tract of land situated in both Williamson County, Tennessee, and in Davidson County, Tennessee being Parcel 45.00 as shown on Williamson County Tax Map 30 and Parcel 068.00 as shown on Davidson County Tax Map 180-00 and being more particularly described as follows:

Beginning at an iron rod (found) in the southerly property line of a tract of land conveyed to John H. Parker and wife, Carolyn K. Parker as of record in Deed Book 5327, Page 76, Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), said iron rod (found) being the northeast property corner of a tract of land conveyed to The Cates Family 2007 Trust as of record in Deed Book 7337, Page 22, (R.O.D.C., TN), and said iron rod (found) also being the northwest corner of the herein described tract;

Thence, with the southerly property line of the Parker Tract, North 80 degrees 25 minutes 27 seconds East, 145.66 feet to an iron rod (found);

Thence continuing with the southerly property line of the Parker Tract, South 81 degrees 10 minutes 02 seconds East, 481.41 feet to an iron rod (found) in the westerly property line of a tract of land conveyed to LIG Assets Properties, LLC as of record in Instrument No. 20190627-0062490, (R.O.D.C., TN),

Thence, with the westerly property line of said LIG Assets Properties, LLC, and with the westerly property line of Stonecrest Subdivision as of record in Plat Book P65, Page 130, Register's Office for Williamson County, Tennessee, (R.O.W.C., TN), South 08 degrees 11 minutes 52 seconds West, 585.69 feet to an iron rod (found) at the southwest corner of Lot 13 of Stonecrest Subdivision as of record in Plat Book P65, Page 130, (R.O.W.C., TN);

Thence, continuing with the westerly property line of Stonecrest Subdivision, the following three (3) courses:

Thence, South 07 degrees 39 minutes 58 seconds West, 57.66 feet to an iron rod (found) at the northwest property corner of Lot 14 of Stonecrest Subdivision as of record in Plat Book P65, Page 130, (R.O.W.C., TN);

Thence, South 07 degrees 35 minutes 51 seconds West, 202.17 feet to an iron rod (found) at the southwest property corner of Lot 14 of Stonecrest Subdivision as of record in Plat Book P65, Page 130, (R.O.W.C., TN);

Thence, South 07 degrees 35 minutes 47 seconds West, 769.99 feet to a common corner with Arlington Heights Subdivision as of record in Plat Book P43, Page 145, (R.O.W.C., TN);

Thence, with common lines with Arlington Heights Subdivision as of record in Plat Book P43, Page 145, (R.O.W.C., TN), the following two (2) courses:

Thence, South 07 degrees 27 minutes 58 seconds West, 357.08 feet to an iron rod (found) at the southeast corner of the herein described tract;

Thence, North 84 degrees 58 minutes 30 seconds West, 144.47 feet to an iron rod (found) at the northeast corner of Lot 12 of Walnut Ridge Subdivision, Section 1 as of record in Plat Book 7, Page 91, (R.O.W.C., TN);

Thence, with common lines with Walnut Ridge Subdivision, Section 1 as of record in Plat Book 7, Page 91, (R.O.W.C., TN), the following six (6) courses:

Thence, North 84 degrees 50 minutes 27 seconds West, 707.10 feet to an iron rod (found);

Thence, North 85 degrees 00 minutes 46 seconds West, 184.92 feet to an iron rod (found);

Thence, North 85 degrees 31 minutes 23 seconds West, 184.03 feet to an iron rod (found);

Thence, North 84 degrees 41 minutes 30 seconds West, 478.21 feet to an iron rod (found) at the southwest corner of the herein described tract;

Thence, North 09 degrees 00 minutes 54 seconds East, 23.39 feet to an iron rod (found);

Thence, North 08 degrees 28 minutes 30 seconds East, 279.69 feet to an iron rod (found) at the southeast corner of Lot 25 of Walnut Ridge Subdivision, Section 2 as of record in Plat Book 8, Page 97, (R.O.W.C., TN);

With the easterly lines of said Walnut Ridge Subdivision, Section 2, the following three (3) courses:

Thence, North 07 degrees 16 minutes 05 seconds East, 201.79 feet to an iron rod (found);

Thence, North 07 degrees 18 minutes 11 seconds East, 490.03 feet to an iron rod (found);

Thence, North 05 degrees 44 minutes 31 seconds East, 94.91 feet to an iron rod (found) at a common corner with Lot 30 of Walnut Ridge Subdivision, Section 2 as of record in Plat Book 8, Page 97, (R.O.W.C., TN);

Thence, with the southerly line of Lot 30 of Walnut Ridge Subdivision, Section 2 as of record in Plat Book 8, Page 97, (R.O.W.C., TN), and with the southerly line of a tract of land conveyed to The Cates Family 2007 Trust as of record in Deed Book 7337, Page 22, (R.O.D.C., TN), South 84 degrees 10 minutes 12 seconds East, 1007.83 feet to an iron rod (found) at the southeast corner of The Cates Family 2007 Trust Tract;

Thence, with the easterly property lines of The Cates Family 2007 Trust Tract, the following four (4) courses:

Thence, North 05 degrees 15 minutes 27 seconds East, 390.98 feet to an iron rod (found);

Thence, North 06 degrees 08 minutes 12 seconds East, 246.89 feet to an iron rod (found);

Thence, North 23 degrees 55 minutes 05 seconds East, 93.55 feet to an iron rod (found);

Thence, North 31 degrees 11 minutes 54 seconds East, 181.14 feet to the Point Of Beginning and containing 2,462,326 square feet or 56.53 acres, more or less, as calculated by the above courses and distances.

Less and excepted from the above-described tract is an existing cemetery (Maxwell Cemetery) near the easterly property line and being more particularly described as follows:

Commencing at an iron rod (found) in the southerly property line of a tract of land conveyed to John H. Parker and wife, Carolyn K. Parker as of record in Deed Book 5327, Page 76, Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), said iron rod (found) being the northeast property corner of a tract of land conveyed to The Cates Family 2007 Trust as of record in Deed Book 7337, Page 22, (R.O.D.C., TN);

Thence, with the southerly property line of the Parker Tract, North 80 degrees 25 minutes 27 seconds East, 145.66 feet to an iron rod (found);
Thence continuing with the southerly property line of the Parker Tract, South 81 degrees 10 minutes 02 seconds East, 481.41 feet to an iron rod (found) in the westerly property line of a tract of land conveyed to LIG Assets Properties, LLC as of record in Instrument No. 20190627-0062490, (R.O.D.C., TN),
Thence, with the westerly property line of said LIG Assets Properties, LLC, and with the westerly property line of Stonecrest Subdivision as of record in Plat Book P65, Page 130, Register's Office for Williamson County, Tennessee, (R.O.W.C., TN), South 08 degrees 11 minutes 52 seconds West, 585.69 feet to an iron rod (found) at the southwest corner of Lot 13 of Stonecrest Subdivision as of record in Plat Book P65, Page 130, (R.O.W.C., TN);
Thence, continuing with the westerly property line of Stonecrest Subdivision, the following three (3) courses:
Thence, South 07 degrees 39 minutes 58 seconds West, 57.66 feet to an iron rod (found) at the northwest property corner of Lot 14 of Stonecrest Subdivision as of record in Plat Book P65, Page 130, (R.O.W.C., TN);
Thence, South 07 degrees 35 minutes 51 seconds West, 202.17 feet to an iron rod (found) at the southwest property corner of Lot 14 of Stonecrest Subdivision as of record in Plat Book P65, Page 130, (R.O.W.C., TN);
Thence, South 07 degrees 35 minutes 47 seconds West, 110.63 feet to a point;
Thence leaving the westerly boundary line of Stonecrest Subdivision, North 82 degrees 24 minutes 13 seconds West, 184.52 feet to the **True Point Of Beginning** of the herein described cemetery area;
Thence, South 85 degrees 14 minutes 27 seconds West, 32.49 feet to a point;
Thence, North 10 degrees 27 minutes 24 seconds West, 48.75 feet to a point;
Thence, North 76 degrees 41 minutes 25 seconds East, 27.80 feet to a point;
Thence, South 15 degrees 20 minutes 28 seconds East, 53.55 feet to the **True Point Of Beginning** and containing 1,532 square feet or 0.04 acres, more or less.

Reference the survey entitled "Boundary Survey – The Thelma Burnley Property" dated February 3, 2021, prepared by H & H Land Surveying, Inc.

Being the same property conveyed to Thelma Burnley by Quit Claim Deed dated from Vickie Nelson Whitlow, Roderick Whitlow, Roy Whitlow, Jr., Johnnie Rean Whitlow, Morris Briley, Kathrine Whitlow, William Whitlow, Nanette Whitlow Johnson, Yolanda Frye, Kermit J. Whitlow, Ricky Whitlow, Delbert Fitzgerald, Mary Bryant, Regina Patton, Laquisha Whitlow Fisher, Lashay Whitlow, Terrance Juwan Whitlow, Kathryn Shelton, Cora Alston, Frank Shelton, Wanda Brown, Rochelle Shelton, Michael Shelton, Caddius Marquiz Whitlow, Katherine Whitlow and Laquisha Whitlow of record in Instrument 201607190074174, Register's Office for Davidson County, Tennessee and of record in Book 6891, page 219, Register's Office for Williamson County, Tennessee, and by quitclaim deed for Alric Clardy of record in Book 7673, page 313, Register's Office for Williamson County, Tennessee and of record in Instrument No. 20190710-0067097, Register's Office for Davidson County, Tennessee, and to Sandra Nixon and Billy Henderson, Jr. by quitclaim deeds of record in Book7569, pages 500, 506, 512, 518, 524, 530, 536, 542, 548, 554 and 560, Register's Office for Williamson County, Tennessee, and by quitclaim deeds of record in Instrument No. 20190806-0077876, Instrument No. 20190806-0077878, Instrument No. 20190806-0077880, Instrument No. 20190806-0077882, Instrument No. 20190806-0077884, Instrument No. 20190806-0077886, Instrument No. 20190806-0077888, Instrument No. 20190806-0077890, Instrument No. 20190806-0077892, Instrument No. 20190806-0077894 and Instrument No. 20190806-0077896, Register's Office for Davidson County, Tennessee. Portion of the title also vested in

Jalen Henderson, Jordan Henderson, Kalen Henderson and Katherine Whitlow. See also Affidavits of Heirship of record in Instrument No. 20190806-0077875, Register's Office for Davidson County, Tennessee and of record in Book 7569, page 498, Register's Office for Williamson County, Tennessee.

Kayden Henderson, Kayden Mekail Henderson and Kaden Henderson are one and the same person.
Jordan Henderson and Jordan Avery Henderson are one and the same person.
Jalen Henderson and Jalen Terrel Henderson are one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property known as: 56.54 Acres on Bluff Road, TN

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 6th day of February, 2021.

Latisha Jackson

Jalen Henderson by Latisha Jackson as
guardian for Jalen Terrel Henderson pursuant to
Case #19P1714, Circuit Court Clerks Office, Davidson County, TN

STATE OF DELAWARE

COUNTY OF New Castle

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Latisha Jackson, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the guardian for Jalen Henderson a/k/a Jalen Terrel Henderson, the within named bargainor, and that she as such guardian being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Jalen Henderson a/k/a Jalen Terrel Henderson, the bargainor, by the said Latisha Jackson as guardian.

Witness my hand and official seal, this the 6th day of February, 2021.

Davida A Benson

Notary Public

My Commission Expires:

DAVIDA A. BENSON
Notary Public
State of Delaware
My Commission Expires on Feb 13, 2022

Jorden Henderson by Kailynn C. Henderson as guardian for Jorden Avery Henderson
Jorden Henderson by Kailynn C. Henderson
as guardian for Jorden Avery Henderson pursuant
to Case #19P1658, Circuit Court Clerk's OFfice for Davidson County, TN
Kayden Henderson by Kailynn C. Henderson as guardian for Kayden Mekail Henderson
Kayden Henderson by Kailynn C. Henderson
as guardian for Kayden Mekail Henderson pursuant to
Case #19P1619, Circuit Court Clerk's Office for Davidson County TN
STATE OF TENNESSEE

COUNTY OF WILLIAMSN

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kailynn C. Henderson, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the guardian for Jorden Henderson a/k/a Jorden Avery Henderson and Kayden Henderson a/k/a Kayden Mekail Henderson, the within named bargainor, and that she as such guardian being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names Jorden Henderson a/k/a Jorden Avery Henderson and Kayden Henderson a/k/a Kayden Mekail Henderson, the bargainor, by the said Kailynn C. Henderson as guardian.

Witness my hand and official seal, this the 12th day of February, 2021.

Notary Public

My Commission Expires: 10/3/21

Witness my/our hand(s) this the 12th day of February, 2021.

Sandra Nixon

Billy Henderson, Jr.

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sandra Nixon and Billy Henderson, Jr. with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 12th day of February, 2021.

Notary Public
My Commission Expires: 10/3/21

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Witness my/our hand(s) this the 12th day of February, 2021.

Thelma Burnley by Cora M. Alston Her Attorney in Fact

Thelma Burnley by Cora M. Alston, her
attorney in fact pursuant to power of attorney
of record in Book 8410, page 911 Register's
Office for Williamson County, Tennessee and
of record in Instrument No. 20210205-0016887,
Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Cora M. Alston, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Thelma Burnley, the within named bargainor, and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Thelma Burnley, the bargainor, by the said Cora M. Alston, as Attorney in Fact.

Witness my hand and official seal, this the 12th day of February, 2021.

Jennifer D. Stacey
Notary Public

My Commission Expires: 10/3/21

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Witness my/our hand(s) this the 12th day of February, 2021.

Katherine Whitlow By Nanette Whitlow Johnson

Katherine Whitlow by Nanette Whitlow Johnson
as conservator for Katherine Whitlow pursuant to
Case #98334, Circuit Court Clerk's Office for Davidson County, TN
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Nanette Whitlow Johnson, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the conservator for Katherine Whitlow, the within named bargainor, and that she as such conservator being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Katherine Whitlow, the bargainor, by the said Nanette Whitlow Johnson as conservator.

Witness my hand and official seal, this the 12th day of February, 2021.

Jennifer D. Stacey
Notary Public

My Commission Expires: 10/3/21

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BK: 8428 PG: 974-979

21010242

6 PGS:AL-DEED	
754247	
02/22/2021 - 12:09 PM	
BATCH	754247
MORTGAGE TAX	0.00
TRANSFER TAX	10175.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	10208.00

STATE OF TENNESSEE, WILLIAMSON COUNTY

SHERRY ANDERSON

REGISTER OF DEEDS

