Name and Address of New Owner:
BOWEN HOUSE VENTURES, LLC
2925 Berry Hill Dr. 2nd Flr
Nashville, TN 37204
Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 09602000500

Karen Johnson Davidson County
Batch# 654780 DEEDWARR
06/11/2021 11:29:32 AM 7 pgs
Fees: $38.00 Taxes: $4,847.00

20210611-0078952

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Arthur Bowen, Jr., David William Gardner, Denny Carol Gardner, and Donna Gardner**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **BOWEN HOUSE VENTURES, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A TRACT OF LAND IN THE 15TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING BOUNDED ON THE NORTH BY ANDREW PRICE MEMORIAL UNITED METHODIST CHURCH, ON THE EAST BY MUNN ROAD (AS WIDENED), ON THE SOUTH BY LEBANON PIKE (U.S. HIGHWAY 70S), AND ON THE WEST BY ANDREW PRICE MEMORIAL METHODIST CHURCH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) ON THE NORTHERLY RIGHT-OF-WAY LINE OF LEBANON PIKE (U.S. HIGHWAY 70S), RIGHT-OF-WAY WIDTH VARIES, AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO ANDREW PRICE MEMORIAL METHODIST CHURCH AS OF RECORD IN BOOK 2243, PAGE 471, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD BEING THE SOUTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LEBANON PIKE, AND WITH THE EASTERLY PROPERTY LINE OF THE ANDREW PRICE MEMORIAL METHODIST CHURCH PROPERTY, NORTH 09 DEGREES 58 MINUTES 05 SECONDS WEST, 348.81 FEET TO AN IRON ROD (SET); THENCE,
2. NORTH 10 DEGREES 31 MINUTES 31 SECONDS WEST, 203.56 FEET TO AN IRON ROD (SET) AT THE NORTHEASTERLY PROPERTY CORNER OF SAID ANDREW PRICE MEMORIAL METHODIST CHURCH PROPERTY; THENCE,
3. WITH THE NORTHERLY PROPERTY LINE OF SAID ANDREW PRICE MEMORIAL METHODIST CHURCH, SOUTH 79 DEGREES 54 MINUTES 12 SECONDS WEST, 209.60 FEET TO AN IRON ROD (SET) IN THE EASTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO L.W. LANE, JR. AND WIFE, RUTH E. LANE AS OF RECORD IN BOOK 10915, PAGE 280, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
4. WITH THE EASTERLY PROPERTY LINE OF SAID LANE, IN PART, NORTH 11 DEGREES 35 MINUTES 11 SECONDS WEST, 268.00 FEET TO AN IRON ROD (SET) AT THE MOST SOUTHWESTWARDLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO ANDREW PRICE MEMORIAL UNITED METHODIST CHURCH AS OF RECORD IN INSTRUMENT NO. 20051107-0134642, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO LYING IN THE SOUTHEASTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO ROGER/CALDWELL FAMILY REVOCABLE TRUST AS OF RECORD IN INSTRUMENT NO. 20050609-0065894, SAID REGISTER'S OFFICE; THENCE,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 372
FILE #: WSB-WB-21-2850

5. WITH THE SOUTHERLY PROPERTY LINE OF SAID ANDREW PRICE MEMORIAL UNITED METHODIST CHURCH PROPERTY, SOUTH 63 DEGREES 05 MINUTES 16 SECONDS EAST, 690.68 FEET TO AN IRON ROD (SET); THENCE,
6. SOUTH 57 DEGREES 54 MINUTES 54 SECONDS EAST, 65.19 FEET TO AN IRON ROD (SET) IN THE WESTERLY RIGHT-OF-WAY LINE OF MUNN ROAD (AS WIDENED), RIGHT-OF-WAY WIDTH VARIES; THENCE,
7. WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID MUNN ROAD, SOUTH 26 DEGREES 41 MINUTES 04 SECONDS EAST, 132.12 FEET TO AN IRON ROD (SET); THENCE,
8. SOUTH 03 DEGREES 58 MINUTES 51 SECONDS EAST, 154.08 FEET TO A CONCRETE HIGHWAY MONUMENT (FOUND) AT THE NORTHERLY END OF THE NORTHWESTERLY RETURN CURVE AT THE INTERSECTION OF SAID MUNN ROAD AND THE AFOREMENTIONED LEBANON PIKE (U.S. HIGHWAY 70S); THENCE,
9. SOUTHWESTERLY WITH SAID RETURN CURVE TO THE RIGHT HAVING A RADIUS OF 30.00-FEET, A CENTRAL ANGLE OF 73 DEGREES 34 MINUTES 23 SECONDS, FOR AN ARC LENGTH OF 38.52 FEET TO AN IRON ROD (SET) ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LEBANON PIKE (U.S. HIGHWAY 70S); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 34 DEGREES 07 MINUTES 26 SECONDS WEST, 35.93 FEET; THENCE,
10. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LEBANON PIKE (U.S. HIGHWAY 70S), SOUTH 71 DEGREES 16 MINUTES 44 SECONDS WEST, 148.86 FEET TO A CONCRETE HIGHWAY MONUMENT (FOUND); THENCE,
11. SOUTH 72 DEGREES 13 MINUTES 51 SECONDS WEST, 167.79 FEET TO A CONCRETE HIGHWAY MONUMENT (FOUND); THENCE,
12. IN A SOUTHWESTERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1474.39-FEET, A CENTRAL ANGLE OF 02 DEGREES 33 MINUTES 57 SECONDS, FOR AN ARC LENGTH OF 66.03 FEET TO THE POINT OF BEGINNING; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 70 DEGREES 56 MINUTES 52 SECONDS WEST, 66.02 FEET.

THE ABOVE-DESCRIBED TRACT CONTAINS 231,670 SQUARE FEET OR 5.32 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2016.

Being the same property conveyed to Arthur Bowen by deed from C.A. McClendon and wife, dated 2/5/1921 and filed of record in Book 545, page 521, Register's Office for Davidson County, Tennessee. Arthur Bowen died, testate in 1983 in Davidson County, Tennessee devising his property to his children, Arthur Bowen, Jr., Eddine Bowen Paschall and Ellen Bowen Gardner by Will of record in Book 145, page 449, in the Register's Office for Davidson County, Tennessee. See also, Affidavit of record in Book 9710, page 692, in the Register's Office for Davidson County, Tennessee. Further, Ellen Bowen Gardner died testate on 04/03/2001 Probate Court docket No. 02P-1810 devising her interest to her children, Jere Bowen Gardner, David William Gardner and William Ray Gardner, Jr. Further, Eddine Bowen Paschall died intestate on 10/09/2012 and subject property having vested in her heirs at law, Arthur Bowen, Jr., Jere Bowen Gardner, David William Gardner and William Ray Gardner, Jr. pursuant to Probate Case No. 12P-1744. Further, Jere Bowen Gardner died intestate on 2/1/2014 subject property having vested in his heir at law Denny Carol Gardner see Affidavit of Heirship of record in Instrument No. 20140305-0018436, in the Register's Office for Davidson County, Tennessee. Further, William Ray Gardner, Jr. died intestate on 05/02/2014 and subject property vested in his heir at law Donna Gardner see Affidavit of Heirship of record in Instrument No. ✱20210611-0078951, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved property known as: 2850 Lebanon Pike, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4 day of June, 2021.

Arthur Bowen, Jr. (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4 day of June, 2021, before me personally appeared Arthur Bowen, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand, at office, this 4 day of June, 2021.

Notary Signature

My commission expires: 05/09/2023

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of June, 2021.

David William Gardner (SEAL)

STATE OF FLORIDA
COUNTY OF Hernando

On this 4th day of June, 2021, before me personally appeared David William Gardner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of June, 2021.

Notary Signature
My commission expires: 2/12/2023

JILL D SMITH
MY COMMISSION # GG 268177
EXPIRES: February 12, 2023
Bonded Thru Notary Public Underwriters

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of June, 2021.

Denny Carol Gardner (SEAL)
Denny Carol Gardner

STATE OF TENNESSEE
COUNTY OF Dickson

On this 7 day of June, 2021, before me personally appeared Denny Carol Gardner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7 day of June, 2021.

Tiesa York
Notary Signature
My commission expires: 09/20/21

TIESA YORK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES SEPTEMBER 20, 2021

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7 day of June, 2021.

Donna Gardner (SEAL)
Donna Gardner

STATE OF MISSISSIPPI
COUNTY OF Coahoma

On this 7 day of June, 2021, before me personally appeared Donna Gardner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7 day of June, 2021.

Nikki N. Hall
Notary Signature
My commission expires: 9/30/2024

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 249322
NIKKI N. HALL
Commission Expires
Sept. 30, 2024
COAHOMA COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,310,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 4th day of June, 2021.

Notary Public
My commission expires: 7/9/24
File No. 19-735

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY