Karen Johnson Davidson County
Batch# 674660 DEEDWARR
07/09/2021 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210709-0093024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me this 6TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
4888 Lickton Pike LLC	4888 Lickton Pike LLC (NAME)	031-00-0-016.00
1001B Summit Ave. (ADDRESS)	1001B Summit Ave. (ADDRESS)	031-00-0-016.00
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ronald Douglas Brown, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto 4888 Lickton Pike LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

THIS CERTAIN PARCEL OF REAL ESTATE SITUATED AND LOCATED IN THE 3RD COUNCIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY BY DOYLE M. ELKINS, RLS 2427, PROJECT 21121 DRAWN JULY 5, 2021, AS FOLLOWS TO-WIT:

BEGINNING AT A POINT IN THE WEST RIGHT OF WAY OF LICKTON PIKE AT AN IRON PIN ON THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN BEING ON THE LINE OF GRACE COMMUNITY CHURCH, TRAVEL THENCE WITH GRACE COMMUNITY CHURCH N 65-56-15 W 219.01' TO AN IRON PIN, THENCE N 34-55-15 W 231.91' TO AN IRON PIN, THENCE N 03-53-15 W 97.25' TO AN IRON PIN, THENCE N 64-13-27 W 681.14' TO AN IRON PIN, THENCE N 13-54-57 W 355.22' TO AN IRON PIN, THENCE N 32-32-29 W 195.43' TO AN IRON PIN, THENCE N 16-51-58 W 434.42' TO AN IRON PIN, THENCE N 40-10-16 W 562.87' TO AN IRON PIN ON THE SOUTHEAST LINE OF METRO PARCEL 03100001100, THENCE N 37-31-07 E 243.97' TO AN IRON PIN, THENCE N 68-53-14 W 963.90' TO AN IRON PIN, THENCE S 32-59-56 W 83.50', THENCE N 65-48-48 W 585.49' TO AN IRON PIN ON THE EAST LINE OF PARCEL 02300003200, THENCE N 18-3905 E 36.76' TO AN IRON PIN, THENCE

N 41-08-51 E 469.28' TO AN IRON PIN, THENCE WITH PARCEL 02300003600 N 78-22-36 E 177.02' TO AN IRON PIN, THENCE S 85-52-47 E 333.49' TO AN IRON PIN, THENCE N 43-20-26 E 484.74' TO AN IRON PIN, THENCE N 86-08-51 E 111.97' TO A 28in OAK TREE CORNER, THENCE S 66-48-03 E 336.13' TO AN IRON PIN, THENCE S 80-56-13 E 261.02' TO AN IRON PIN, THENCE S 42-22-18 E 929.30' TO AN IRON PIN ON THE WEST RIGHT OF WAY OF U.S. INTERSTATE HWY 24, THENCE FOLLOWING THE INTERSTATE S 00-16-51 E 165.98' TO A CONCRETE MONUMENT, THENCE S 11-08-04 E 2296.70' TO A CONCRETE MONUMENT, THENCE S 70-41-31 E 165.75' TO AN IRON PIN ON THE WEST RIGHT OF WAY OF LICKTON PK, THENCE ALONG THE RIGHT OF WAY S 21-54-47 W 304.84' TO AN IRON PIN AT THE POINT OF BEGINNING, CONTAINING 88.06 ACRES OR 3,835,989.5 SF, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY ELKINS SURVEYING COMPANY DATED JULY 5, 2021.

INCLUDED IN THIS SURVEY AND EXPRESSLY EXCLUDED FROM THE CONVEYANCE IS THE PROPERTY LEASED FOR THE CELL TOWER AND THE LAND UPON WHICH THE LEASEHOLD UTILITY AND ACCESS EASEMENT LIES, PER LEGAL DESCRIPTION IN LEASE MEMORANDUM AT 20081021-0105418, TOGETHER WITH AN ADDITIONAL PERIMETER OF 50' AROUND THE CELL TOWER PLOT ONLY. BUYER SHALL BE ENTITLED TO NONEXCLUSIVE USE OF THE EASEMENT NOT VIOLATIVE OF THAT LEASE AND ANY EXTENSION OR REPLACEMENT THEREOF THE SURVEY LEGAL DESCRIPTION AS NOTED HERE:

BEGINNING AT THE IRON PIN LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY WHICH IS THE POINT OF BEGINNING OF STRIP OF LAND 20' WIDE CONTAINING THE ACCESS/UTILITY EASEMENT DESCRIBED TRAVEL THENCE N 12-40-14 W 215.15' TO A POINT, THENCE N 19-15-37 W 55.09' TO A POINT, THENCE N 41-07-00 W 176.76' TO A POINT, THENCE N 14-30-54 W 50.97' TO A POINT, THENCE N 00-15-13 E 397.97' TO A POINT, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 50' FT AND AN ARC LENGTH OF 49.39' TO A POINT, THENCE N 67-11-04 W 598.98' TO A POINT, THENCE WITH A CURVE TO

WARRANTY DEED
(Continued)

THE RIGHT WITH A RADIUS OF 50' FT AND AN ARC LENGTH OF 56.79' TO A POINT, THENCE N 02—06-44 W 541.92' TO A POINT, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 100' FT AND AN ARC LENGTH OF 22.69' TO A POINT, THENCE N 15-06-44 W 378.60' TO A POINT, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 100' FT AND AN ARC LENGTH OF 27.93' TO A POINT, THENCE N 31-06-44 W 74.40' TO A POINT AT THE FENCE LINE AT THE TOWER BOUNDARY THEREBY TERMINATING THE EASEMENT LINE, CONTAINING 52,933 SF OR 1.21 ACRES.

DESCRIPTION OF THE TOWER BOUNDARY:

COMMENCING AT THE TERMINUS OF THE EASEMENT LINE AT THE TOWER SITE FENCE TRAVEL THENCE S 31-06-44 E 50.05' TO THE TRUE POINT OF BEGINNING, THENCE S 61-11-49 W 82.75' TO AN IRON PIN, THENCE N 29-13-41 W 158.84' TO AN IRON PIN, THENCE N 60-04-49 E 191.88' TO AN IRON PIN, THENCE S 21-10-13 E 164.03' TO AN IRON PIN, THENCE S 61-11-49 W 86.12' TO A POINT AT THE TRUE POINT OF BEGINNING, CONTAINING 28,965.6SF OR 0.66 ACRES.

Being a portion of the same property conveyed to John D. Brown and wife, Felicia C. Brown by Warranty deed from Ella Owens, James D. Owens, Myrtle O. Perry, Annie O. Robinson, Paul Owens, Ethal O. Avril, Lera O. Perry, Vera O. Newlin, Genell O. Greer, Clyde L. Owens, Ura H. Owens, Ruth O. Smith, Lucille O. Webber, George M. Owens, Mary Jo O. Smith and Betty Jane Owens of record in Book 2539, page 91 Register's Office for Davidson County , Tennessee. The Said Felicia C. Brown having since died on January 22, 2002, survived only by Ronald Douglas Brown and Shirley Brown Ray, her sole heirs at law. Being a portion of the same property conveyed to Ronald Douglas Brown by Quitclaim deed from Ronald Douglas Brown and Shirley Brown Ray of record in Instrument No. 20020903-0105980 Register's Office for Davidson County, Tennessee, also see Affidavit of Heirship in Instrument No. 20020903-0105979.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4888 Lickton Pike, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Ronald Douglas Brown Sr.
Ronald Douglas Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald Douglas Brown, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7/9/2024

(SEAL)

DANIEL L. MISCHHOF NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY

DANIEL L. MISCHHOF NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Evelin Alexandru, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 5 2021 (date of document).

Affiant Signature

July 8 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024