THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635924

Karen Johnson Davidson County
Batch# 691336 **DEEDWARR**
08/05/2021 10:59:48 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20210805-0105402

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $775,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of August, 2021.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert W. Knestrick 4706 Sewanee Rd Nashville, TN 37220	New Owner	Tax Parcel ID No. 089 00 0 040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **River Road Strategic Investors, L.P. a Tennessee limited partnership,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert W. Knestrick**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey of James L. Murphy, Jr., dated November 03, 1978, as follows:

Beginning at an iron pin 25 feet easterly from the center line of the paving of River Road; said iron pin being northerly 1,111.5 feet, more or less from the center of bridge which is located as the southerly property line of Rivermont Farms, Inc., of record in Book 4024, Page 84, Register's Office for said County; thence north along a curve on the easterly margin of River Road, having a chord of N 22 deg. 34' 20"E. 170.00 feet to a iron pin said pin being 25 feet from the center line of paving of River Road; thence S 77 deg. 21' 50"E 918.6 feet to a concrete monument at the witness line of the Cumberland River; thence S 0 deg. 05' 05" W 230.00 feet to a point in the Center of branch; thence S 86deg. 54' 25" W 234.4 feet to an iron pin for the for the southeast side base of a 30 inch sugar maple; thence N 68 deg.29' 40"W 781.70 feet to the point of beginning, containing 5.2 acres, more or less.

Being the same property conveyed to River Road Strategic Investors, L.P., a Tennessee Limited Partnership, by Quit Claim Deed from Alton Ross, Jr., of record in Instrument No. 20090211-0011921, in the Register's Office of Davidson County, Tennessee, dated January 16, 2009 and recorded on February 11, 2009.

Being the same property conveyed to Alton Ross, Jr., by Warranty Deed from Gregory H. Gasch, and wife Lisa A. Gasch, of record in Book 11061, Page 655, in the Register's Office of Davidson County, Tennessee, dated August 07, 1998 and recorded on August 11, 1998

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Easement of record in Instrument No. 20210805-0105400, Register's Office of Davidson County, Tennessee.

Easement of record in Instrument No. 20210805-0105401, Register's Office of Davidson County, Tennessee.

Easement for the flow of the waters of the Cumberland river (or creek), and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Cumberland river (or creek), free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Cumberland river (or creek).

This is improved property located at 7747 River Road Pike Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of August, 2021.

River Road Strategic Investors, L.P.

By: J. Hardin Ross, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared J. Hardin Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of River Road Strategic Investors, L.P., a Tennessee limited partnership, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

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

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2023