Karen Johnson Davidson County
Batch# 704663 DEEDWARR
08/25/2021 01:56:30 PM 6 pgs
Fees: $33.00 Taxes: $2,433.19
20210825-0114952

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $657,618.00

Affiant

Subscribed and sworn to before me this 24th day of August, 2021.

Notary Public
My commission expires: 3/11/25

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
ACM Holdings, LLC 4235 Hillsboro Pike Suite 300 Box 303 Nashville TN 37215	Same	058-00-0-115

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Amy Cross Nance, Executor of The Estate of Betty Corlew Thomas and Amy Cross Nance, Trustee of Betty C. Thomas Revocable Trust dated September 6, 2017, Heir** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby transfer and convey to **ACM Holdings, LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee(s) its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 13th, formerly 23rd District of Davidson County, Tennessee, being comprised of the east part of Lot No. 5 on the Map of the J. H. Drake Lands, the plans of which is of record in Book 974 Page 34, Register's Office for said county, and a 1acre tract marked "Butterworth" shown adjacent to Lot No. 5 on said plan, described together as follows:

Beginning at a northwest intersection of the center line of King Road and the west margin of the Tennessee Highway, No. 112; thence with the center of said highway, north 7 degrees 32' east 16.3 feet, north 5 degrees east 242.5 feet begin the corner of Lot No. 5 and the corner of said Butterworth's one-acre tract and continuing with the westerly margin of said highway, northerly 164 feet more or less to a point, the corner of said Butterworth's 1-acre tract and inner corner of said lot 5; thence with the margin of the said highway, north 7 degrees

31' west 132.5 feet; thence north 16 degrees 42' west 484.6 feet to the corner of Lot No. 5 and 6 of said Drake Lands; thence with the line between said lots, south 89 degrees 20' west 583.8 feet to the northeast corner of the property conveyed to John H. Parmer, of record in Book 1169 Page 213; said Register's Office; thence along Parmer's east line, south 2 degrees 27' west 1175.3 feet to the center of said King Road; thence with the center of the same, north 78 degrees 43' east 783.6 feet to the beginning.

Parcel 1:

Beginning at a point on the present west right of way of State Route 112, said point being 12.80 feet left of proposed center-line station 189+93.34; thence with the present right of way along a 1883.53 feet radius curve right and southerly, having a chord bearing S 8° 41' 49" E, and a length of 261 .62 feet, thence continuing along the present west right of way along an 1883.53 feet radius curve right and southerly, having a chord bearing of S 0° 58' 34" E and a length of 246.02 feet; thence continuing along the present west right of way along an 1869.86 feet radius curve right and southerly, having a chord bearing of S 5° 23' 04" W and a length of 91.41 feet to a point, said point being 13.85 feet left of proposed centerline station 183 +91.89; thence with the north property line of ARC CVNVL TN00l, LLC (State Project 19046—2214-14, Tract 90) N 78° 1' 30" W 37.52 feet to a point, said point being 51.00 feet left of proposed centerline station 183+97.l9; thence with the proposed right of way along a 2,240.83 radius curve to the left and northerly having a chord bearing of N 3° 39' 57" W and a length of 592.39 feet to a point 51.00 feet left of proposed centerline station 190+03.07; thence with the south property line of Bettye C. Trice and husband Ardie Trice (State Project 19046221444, Tract 94) S 87° 1' 37" E 39.38 feet to the point of beginning.

Parcel 1 contains 0.564 acre The above described property is hereby condemned in fee simple.

Parcel 2:

Beginning at a point on the proposed west right of way of State Route 112, said point being 51.00 feet left of proposed centerline station 190+03.07, thence with the proposed right of way along a 2240.83 feet radius curve right and southerly, having a chord bearing of S 3° 39' 57" E and a length of 592.40 feet, thence with the property line of ARC CVNVL TN00I, LLC (State Project 19046-2214—14, Tract 90) N 78° 1' 30" W 5 feet, more or less, thence with the meander of the slope northwesterly 100 feet, more or less, thence with the meander of the slope northerly 495 feet, more or less, to the property line of Bettye C. Trice and husband Ardie Trice (State Project 19046-221-14, Tract 94), thence with said property line S 87° 1' 37" E 35 feet, more or less, to the point of beginning.

Subject to the following described slope easement:

Parcel 3:

Beginning at a point on the present north right of way of Kings Lane, said point being 22.66 feet left of proposed centerline station 1260.70, thence with the present right of way S 82° 22' 3" W.60 feet, more or less, thence with the meander of the slope easterly 70 feet, more or less, to the west property line of ARC CVNVL TN 00, LLC (State Project 19046—221444, Tract 90), thence with said property line S 11° 59' 22" W 15 feet, more or less, to the point of beginning. Parcels 2 and 3 combined contain 0.322 acre.

The above described property is hereby condemned as an easement for construction of slopes outside the proposed right of way line. The land on which the slopes are to be constructed remains the property of the Grantor(s). This easement shall terminate upon completion of construction of the project.

Parcel 4:

Being a strip of land parallel to and at all points no greater than 10.00 feet from Parcel 2, slope casement, described above.

Parcel 5_: Beginning at a point on the present north right of way of Kings Lane, said point being 33.74 feet left of proposed centerline station 12+75.00, thence with the present right of way of Kings Lane S 82° 22' 3" W 125 feet, more or less, thence with the herein described construction easement as follows: 1) easterly 60 feet, more or less, 2) northerly 13 feet, more or less, 3) northeasterly 40 feet, more or less, 4) easterly 30 feet, more or less, thence with the west property line of ARC CVNVL TNOO, LLC (State Project 19046-2214-14, Tract 90) S 11" 59' 22" W 25 feet, more or less, to the point of beginning.

Parcels 4 and 5 combined contain 0.151 acre. The area in Parcel 5 includes the slope easement described in Parcel 3. Excluding Parcel 3, the above described property is hereby condemned as an easement for the construction of a working area and erosion control outside of the proposed right of way line. The title to the above described land remains vested in the Grantor(s), and is to be used by the State of Tennessee, its contractors or assigns for a period of 3 years, from and after the commencement of construction.

Being the same property conveyed to Betty Corlew Thomas by Quitclaim Deed from Betty C. Thomas, Trustee of the Betty C. Thomas Revocable Trust of record in Instrument No. 20180713-0068368, Register's Office for Davidson County, Tennessee, and dated July 13, 2018. Betty C. Thomas died on April 7,

2020, her will being duly probated in Williamson County Chancery Court File P11018. Amy Cross Nance being named Executrix.

This conveyance is made subject to the following:

1. All matters appearing on the plan of J.H. Drake Lands of record in Book 974 Page 34 Register's Office for Davidson County, Tennessee.

2. Easement of record in Instrument No. 20001009-0100026 Register's Office for Davidson County, Tennessee.

3. Temporary Slope Easement to State of Tennessee as described in Deed of conveyance

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

This property is improved property known as 3712 Kings Lane, Nashville, TN 37218

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 24th day of August, 2021.

The Estate of Betty Corlew Thomas

By: _____
Amy Cross Nance, Executor

Betty C. Thomas Revocable Trust dated September 6, 2017, Heir

By: _____
Amy Cross Nance, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of August, 2021, before me personally appeared Amy Cross Nance, Executor of The Estate of Betty Corlew Thomas 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 24th day of August, 2021.

Notary Signature
My commission expires: 3/1/25

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of August, 2021, before me personally appeared Amy Cross Nance, Trustee of Betty C. Thomas Revocable Trust dated September 6, 2017, 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 24th day of August, 2021.

Notary Signature
My commission expires: 3/1/25

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

202108250114952

I, Amy Cross Nance, 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 this 24th day of August, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 24th day of August, 2021.

My commission expires: 3/1/25

Notary Public

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY