Karen Johnson Davidson County
Batch# 710905 DEEDWARR
09/07/2021 11:43:30 AM 5 pgs
Fees: $28.00 Taxes: $2,681.02
20210907-0119520

Warranty Deed

J. BRANDON MILLER TENNESSEE NOTARY PUBLIC My Comm Exp. May 2, 2022 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, ~~whichever is~~ greater, for this transfer ~~is $724,600.00~~. Affiant Subscribed and sworn to before me, this the 31st day of August, 2021. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Intuition Development, LLC	New Owner(s)	163-00-0-069.00 & 163-00-0-068.00
1400 5th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN A. WOODS, UNMARRIED, AND WILLIAM H. WOODS, A MARRIED PERSON** *, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **INTUITION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I: (Atchley Tract)

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the Westerly side of Hickory Hollow Parkway (Cane Ridge Road), being the property conveyed to Horace J. Collins, Jr., et al, by deed of record in Book 5702, Page 632, Register's Office for said County, and corrected in Book 5837, Page 642, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the intersection of the centerline of Hickory Hollow Parkway and the Easterly margin of the Seaboard System Railroad, said point being the Northerly most corner of the herein-described parcel; thence with said centerline of Hickory Hollow Parkway, the following calls: South 25 deg. 17' 40" East, 323.40 feet to a point; South 27 deg. 45 08" East 655.81 feet to a point; South 28 deg. 58' 21" East, 255.48 feet to a point, with a curve to the right 151.59 feet to a point, said curve having a central angle of 12 deg. 46' 22", a radius of 680.00 feet, a tangent of 76.11 feet, and a chord of South 22 deg. 35' 02" East, 151.28 feet; thence leaving said centerline of Hickory Hollow Parkway with the Northerly line of the property conveyed to the Louisville and Nashville Railroad by deed of record in Book 3612, Page 491, Register's Office for Davidson County, Tennessee, the following calls: South 81 deg. 29' 34" West 81.17 feet to an iron pin; North 61 deg. 41' 34"

West, 203.32 feet to an iron pin; South 86 deg. 19' 22" West 155.52 feet to an iron pin in the Easterly margin of Seaboard System Railroad; thence with said Easterly margin of the Seaboard System Railroad the following calls: North 09 deg. 39' 54" West 757.09 feet to an iron pin; with the chord of a spinal curve, North 10 deg. 46' 04" West, 333.75 feet to an iron pin; with a curve to the left 89.90 to the point of beginning, said curve having a central angle of 01 deg. 44' 14", a radius of 2,964.93 feet, a tangent of 44.95 feet and a chord North 13 deg. 48' 48" West, 89.89 feet, containing 223.473 square feet, or 5.13 acres, more or less.

Tract II: (Seaboard Tract)

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the Westerly side of Hickory Hollow Parkway (Cane Ridge Road), being the property conveyed to the Louisville and Nashville Railroad by deed of record in Book 3612, Page 491, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated March 6, 1986, by Barge, Waggoner, Sumner and Cannon as follows:

Beginning at a point in the centerline of Hickory Hollow Parkway, said point being Southeasterly 1406.74 feet, as measured along said centerline from the intersection with the Easterly margin of the Seaboard System Railroad, said point also being the Northeasterly corner of the herein described parcel; thence with said centerline of Hickory Hollow Parkway the following calls: with a curve to the right 20.46 feet to a point, said curving having a central angle of 01 deg. 43'25", a radius of 680.00 feet, a tangent of 10.23 feet, and a chord of South 15 deg. 20' 08" East, 20.46 feet; with a curve to the right 86.27 feet to a point, said curve having a central angle of 39 deg. 32'32", a radius of 125.00 feet; a tangent of 44.93 feet, and a chord of South 05 deg. 17' 50" West, 84.57 feet; South 25 deg. 04' 06" West, 101.95 feet to a point; with a curve to the left 257.14 feet to a point; said curve having a central angle of 38 deg. 36' 43", a radius of 381.97 feet, a tangent of 133.81 feet, and a chord of South 05 deg. 45'44" West, 252.57 feet, South 13 deg. 32'37" East, 34.17 feet to a point: with a curve to the right 149.20 feet to a point, said curve having a central angle of 15 deg. 24'42", a radius of 520.87 feet, a tangent of 75.11 feet, and a chord of South 05 deg, 20' 17" East, 148.69 feet; South 02 deg. 52' 04" West, 214.03 feet to a point; with a curve to the left 354.31 feet to a point, said curve having a central angle of 35 deg. 27' 03", a radius of 572.96 feet, a tangent of 183.13 feet, and a chord of South 14 deg. 51' 27" East, 348.88 feet; South 33 deg. 11' 58" East 150.08 feet to a point; with a curve to the left 193.25 feet to a point, said curve having a central angle of 07 deg. 43' 48", a radius of 1432.40 feet, a tangent of 96.77 feet and a chord of South 39 deg. 05 '17" East 193.10 feet; thence leaving said centerline of Hickory Hollow Parkway, South 47 deg. 02' 49" West, 13.02 feet to an iron pin in the Easterly margin of the Seaboard System Railroad; thence with said Easterly margin of the Seaboard System Railroad the following calls: with a curve to the right 1070.00 feet to an iron pin, said curve having a central angle of 21 deg. 51' 24", a radius of 2804.93 feet, a tangent of 541.58 feet, and a chord of North 30 deg. 05'23" West, 1063.52 feet; North 09 deg. 39'54" West, 627.27 feet to an iron pin; thence leaving said Easterly margin with the Southerly line of the property conveyed to Horace J. Collins, Jr., et al by deed of record in Book 5702, Page 632, and corrected in Book 5837, Page 642, Register's Office for Davidson County, Tennessee, the following calls; North 86 deg. 19' 22" East 155.52 feet to an iron pin; South 61 deg. 41'34" East, 203.32 feet, to an iron pin; North 81 deg. 29'34" East, 81.17 feet to the point of beginning, containing 2693,917 square feet, or 5.20 acres, more or less.

Subject to a 30 foot right-of-way for Hickory Hollow Parkway claiming by Metropolitan Government, and being more particularly described as follows:

Beginning at a point in the centerline of Hickory Hollow Parkway, said point being Southeasterly 1406.74 feet, as measured along said centerline, from the intersection with the Easterly margin of the Seaboard System Railroad, said point also being the Northeasterly corner of the herein described parcel; thence with said centerline of Hickory Hollow Parkway the following calls: with a curve to the right 20.46 feet to a point, said curve having a central angle of 01 deg. 43' 25", a radius of 680.00 feet, a tangent of 10.23 feet, and a chord of South 15 deg. 20' 08" East, 20.46 feet, with a curve to the right 86.27 feet to a point, said curve having a central angle of 39 deg. 32' 32", a radius of 125.00 feet,

a tangent of 44.93 feet and a chord South 05 deg. 17' 50" West, 84.57 feet; South 25 deg. 04' 06" West 101.95 feet to a point, with a curve to the left 257.41 feet to a point, said curve having a central angle of 38 deg. 36' 43", a radius of 381.97 feet, a tangent 133.81 feet, and a chord of South 05 deg. 45' 44" East, 252.57 feet; South 13 deg. 32' 37" East 34.17 feet to a point; with a curve to the right 149.20 feet to a point; said curve having a central angle of 16 deg. 24' 42", a radius of 520.87 feet, a tangent of 75.11 feet, and a chord of South 05 deg. 20' 17" East, 148.69 feet; South 02 deg. 52' 04" West, 214.03 feet to a point; with a curve to the left 354.51 feet to a point, said curve having central angle of 35 deg. 27' 03", radius of 572.96 feet, a tangent of 183.13 feet, and a chord of South 14 deg. 51' 27" East 348.88 feet; South 33 deg. 11' 58" East, 150.08 feet to a point; with a curve to the left 193.25 feet to point; said curve having a central angle of 07 deg. 43' 48", a radius of 143.40 feet, a tangent of 96.77 feet, and a chord of South 39 deg. 05' 17" East, 193.10 feet; thence leaving said centerline of Hickory Hollow Parkway, South 47 deg. 02' 49" West, 13.02 feet to an iron pin in the Easterly margin of the Seaboard System Railroad; thence with said Easterly margin of the Seaboard System Railroad with a curve to the right 458.93 feet to an iron pin, in the Westerly margin of Hickory Hollow Parkway, said curve having a central angle of 09 deg. 22' 28" a radius of 2804.93 feet, a tangent of 229.98 feet, and a chord of North 36 deg. 19' 51" West, 458.42 feet; thence with said Westerly margin the following calls: with a curve to the right 259.23 feet to a point, said curve having a central angle of 24 deg. 37' 59", a radius of 602.96 feet, a tangent of 131.65 feet, and a chord of North 09 deg. 26'56" West, 257.24 feet; North 02 deg. 52'04" East, 214.03 feet to a point; with a curve to the left 140.60 feet to a point, said curve having a central angle of 16 deg. 24' 42", a radius of 490.87 feet, a tangent of 70.79 feet, and a chord of North 05 deg. 20'16" West, 140.12 feet; North 13 deg. 32'37" West 34.17 feet to a point, with a curve to the right 277.63 feet to a point, said curve having a central angle of 38 deg. 36'43", a radius of 411.97 feet, a tangent of 144.32 feet, and a chord of North 05 deg. 45'44" East, 272.40 feet; North 25 deg. 04'06" East 101.95 feet to a point; with a curve to the left 65.56 feet to a point; said curve having a central angle of 39 deg. 32'31 ", a radius of 95.00 feet, a tangent of 34.15 feet, and a chord of North 05 deg. 17'50" East, 64.27 feet; with a curve to the left 23.61 feet to a point, said curve having a central angle of 02 deg. 04'51", a radius of 650.00 feet, a tangent of 11.81 feet, and a chord of North 15 deg. 30' 51" West, 23.61 feet; thence leaving said Westerly margin North 81 deg. 29'34" East, 30.29 feet to the point of beginning containing 40,723 square feet, or .93 acre, more or less.

Being the same property conveyed to John A. Woods, as to a one-half (1/2) undivided interest, and William H. Woods, as to a one-half (1/2) undivided interest, by Warranty Deed from Jim O. Stafford, as to a one-half (1/2) undivided interest, and Gary D. Lewis, as to a one-half (1/2) undivided interest, of record in Instrument No. 20181004-0098642, in the Register's Office for Davidson County, Tennessee, dated October 3, 2018, and recorded on October 4, 2018.

* This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 0 Hickory Hollow Parkway, Nashville, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of August, 2021.

John A. Woods

William H. Woods

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John A. Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2021.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William H. Woods, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2021.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/02/2021 (date ~~of document~~).

Affiant Signature

09/02/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of September, 2021.

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL