Karen Johnson Davidson County
Batch# 723994 DEEDWARR
09/27/2021 09:32:30 AM 7 pgs
Fees: $38.00 Taxes: $15,540.00
20210927-0129112

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210836646**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,200,000.00. Affiant Subscribed and sworn to before me, this 20th day of September, 2021. Notary Public My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Eric S. Isham and Kimberly A. Isham 6033 Fire Tower Road Nashville TN 37221	Send Tax Bills To: New Owner Eric & Kimberly Isham 6033 Fire Tower Rd. Nashville TN 37221	Tax Information: Tax Parcel ID No. 113 00 0 211.00

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, **Peasy, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric S. Isham and Kimberly A. Isham, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I: (6033 Fire Tower Rd)

Land in Davidson County, Tennessee, being Tract 8 on the Subdivision of the Paul Richardson Farm, not of record, being partially composed of Lot No. 5 on the Elijah Robertson Land, which is of record in Plan Book 1, Page 48, Chancery Court, and described according to a survey by G. Barry Greer & Associates, dated October 31, 1972, as follows:

Beginning at a point in the center line of Fire Tower Road at the common corner of Tract 7 and 8; thence with the center line of said Road, South 23 deg. 12 min. East 73.92 feet to a point; thence South 19 deg. 40 min. 30 sec. West 352.31 feet to the common corner of Tract 8 and 9; thence with the line between said Tracts, South 77 deg. 15 min. East 1,080.20 feet to a point the Easterly corner of Tract 9; thence leaving said Tract 9, South 82 deg. 58 min. East 276 feet to a point; thence North 84 deg. 18 min. East 188.84 feet to a point; thence North 55 deg. 13 min. East 305.85 feet to a point; thence South 85 deg. 41 min. East 175 feet to the Southwest corner of Tract 5; thence with the line between Tracts 5 and 8, North 4 deg. 52 min. East 477.89 feet to the Southeast corner of Tract 7; thence with the line between Tracts 7 and 8, North 89 deg. 31 min. West 1,892.22 feet to the point of beginning.

Being part of the same property conveyed to Peasy, LLC, a Tennessee limited liability company, by Warranty Deed from Lou Taylor, successor Trustee of the Jiff Johnson Trust uad September 30, 2013 and Louise M. Taylor, Trustee of The Mountain View Trust uad July 25, 2015, of record in Instrument No. 20201104-0128994, in the Register's Office of Davidson County, Tennessee, dated October 29, 2020, and recorded on November 04, 2020.

Being part of the same property conveyed to Daniel K. Wiatr, Trustee of the Jiff Johnson Trust, u/a/d September 25, 2013, by Warranty Deed from Michael J. Kaiser, unmarried, of record in Instrument No. 20131010-0106364, in the Register's Office of Davidson County, Tennessee, dated September 30, 2013, and recorded on October 10, 2013.

Tract II: (0 Fire Tower Rd)

Land in Davidson County, Tennessee, being Tract 9 on the Subdivision of the Paul Richardson Farm, not of record, being partially composed of Lot 5 of the Elijah Robertson lands, which is of record in Plan Book 1, Page 48, Chancery Court, and described according to a survey by G. Barry Greer & Associates, dated October 31, 1972, as follows:

Beginning at a point in the center line of Fire Tower Road at the common corner of Tracts 8 and 9; thence with the centerline of said road, South 19 deg. 40 min. 30 sec. West 55.69 feet to a point; thence South 10 deg. 24 min. West 236.92 feet to a point; thence South 22 deg. 10 min. West 408.35 feet to the Southwest corner of Tract 9; thence leaving said road, North 75 deg. 19 min. West 141.90 feet to a point; thence North 75 deg. 06 min. East 176.73 feet to a point thence North 58 deg. 26 min East 500 65 feet to a point; thence North 70 deg. 17 min. East 240.32 feet to a point in the Southerly line of Tract 8; thence with the line between Tracts 8 and 9, North 77 deg. 15 min. West 1, 080 feet to the point of beginning.

Being part of the same property conveyed to Peasy, LLC, a Tennessee limited liability company, by Warranty Deed from Lou Taylor, successor Trustee of the Jiff Johnson Trust uad September 30, 2013 and Louise M. Taylor, Trustee of The Mountain View Trust uad July 25, 2015, of record in Instrument No. 20201104-0128994, in the Register's Office of Davidson County, Tennessee, dated October 29, 2020, and recorded on November 04, 2020.

Being part of the same property conveyed to Daniel K. Wiatr, Trustee of the Jiff Johnson Trust, u/a/d September 25, 2013, by Warranty Deed from Michael J. Kaiser, unmarried, of record in Instrument No. 20131010-0106364, in the Register's Office of Davidson County, Tennessee, dated September 30, 2013, and recorded on October 10, 2013.

Tract III: (0 Old Charlotte Pike)

Being a Parcel of land in the 35th Councilmanic District of Davidson County, Tennessee and located on the South margin of Old Charlotte Pike, said Parcel being shown as parcel 190.00 on Davidson County Map 113-00, owned by Marjorie Richardson, as evidenced in Deed Book 4657, Page 166 in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

To find the beginning start at an iron pin located on the South margin of Old Charlotte Pike, said iron pin being the Northeast corner of Parcel 165.00, and said iron pin also being the Northwest corner of Parcel 189.00, as shown on the Davidson County Map 113-00, owned by Shelby Richardson, as evidenced in Deed Book 8969, Page 015 in the Register's Office for Davidson County, Tennessee (RODCT), thence; leaving said margin and with the line common to Parcel 165.00 and Parcel 189.00, South 10 degrees 03 minutes 47 seconds East, a distance of 541.94 feet to a iron pin at an interior corner of Parcels 165.00 and 189.00, thence; continuing with said line, South 09 degrees 23 minutes 25 seconds West, a distance of 331.43 feet, to an iron pin, the beginning, said pin being an interior corner of Parcel 165.00, and said iron pin being the Southwest corner of Parcel 189.00, and said iron pin being Northwest corner of Parcel 190.00 (RODCT) thence;

With the line common to Parcel 189.00 and Parcel 190.00, South 64 degrees 18 minutes 56 seconds East, a distance of 203.84 feet, to an iron pin, said iron pin being the Southeast corner of Parcel 189.00, and said iron pin being the Southwest corner of parcel 187.00, as shown on the Davidson County Map 113-00, owned by John Richardson, as evidenced Instrument No. 20000504-0045043 (RODCT), thence;

Continuing with the line common to Parcel 190.00 and Parcel 187.00, South 86 degrees 25 minutes 59 seconds East, a distance of 641.42 feet to an iron pin, said iron pin being the Southeast corner of Parcel 187.00 and said iron pin being on the West line of Parcel 119.00, as shown on the Davidson County Map 113-00, owned by Hardin, as evidenced in Deed Book 6279, Page 958 (RODCT), thence;

With the West line of Parcel 119.00, South 11 degrees 00 minutes 45 seconds West, a distance of 68.81 feet, to a T-post, said T-post being an interior corner of Parcel 119.00, thence;

Continuing with the West line of Parcel 119.00, South 03 degrees 05 minutes 45 seconds West, a distance of 115.00 feet to an iron pin, said iron pin being the Southeast corner of Parcel 190.00, and said iron pin being the Northeast corner of Parcel 122.00, as shown on

Davidson County map 113-00 owned by the Jiff Johnson Trust, as evidenced in Instrument Number 20131010-0106364, (RODCT) thence;

Continuing with the line common to Parcel 190.00 and Parcel 122.00, South 88 degrees 57 minutes 16 seconds West, a distance of 1305.64 feet to an iron pin, said iron pin being the Southwest corner of Parcel 190.00, and said iron pin being the Southeast corner of Parcel 165.00, thence;

With the line common to Parcel 165.00 and to Parcel 190.00, North 56 degrees 16 minutes 09 seconds East, a distance of 602.30 feet, to an iron pin the beginning, containing 263,544 square feet or 6.0501 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated September 18, 2015.

Being part of the same property conveyed to Peasy, LLC, a Tennessee limited liability company, by Warranty Deed from Lou Taylor, successor Trustee of the Jiff Johnson Trust uad September 30, 2013 and Louise M. Taylor, Trustee of The Mountain View Trust uad July 25, 2015, of record in Instrument No. 20201104-0128994, in the Register's Office of Davidson County, Tennessee, dated October 29, 2020, and recorded on November 04, 2020.

Being the same property conveyed to Louise M. Taylor, Trustee of the Mountain View Trust, by Warranty Deed from Marjorie Aileen Richardson Denton, of record in Instrument No. 20150928-0098207, in the Register's Office of Davidson County, Tennessee, dated September 25, 2015, and recorded on September 28, 2015.

Tract IV: (7897 Old Charlotte Pike)

Being a part of the Harold Richardson tract of record in Book 3991, Page 413, of the Register's Office of Davidson County, beginning at an iron pin at the Easterly most corner of a 6.5 acre tract of land owned by Ted Richardson of record in Book 6521, Page 320, said corner also located approximately 875 feet South of Old Charlotte Pike, thence S 64 deg. 03' 49" East, 203.98 feet to an iron pin at the Southwesterly most corner of a 5.76 acre tract owned by John Richardson; thence along John Richardson's Westerly most line North 21 deg. 24' 34" East, 215.77 feet; thence North 38 deg. 52' 42" East, 447.50 feet; thence North 16 deg. 25' 32" West, 468.64 feet to the Southerly margin of Old Charlotte; thence along the Southerly margin of Old Charlotte South 68 deg. 08' 18" West, 148.63 feet; thence South 82 deg. 51' 43" West, 105.36 feet; thence North 87 deg. 28' 27" West, 111.19 feet; thence North 80 deg. 51' 52" West, 98.13 feet; thence South 10 deg. 03' 31" East, 543.16 feet; thence South 090 33' 25" West, 331.05 feet to the beginning, containing 8.20 acres, more or less.

Being part of the same property conveyed to Peasy, LLC, a Tennessee limited liability company, by Warranty Deed from Lou Taylor, successor Trustee of the Jiff Johnson Trust uad September 30, 2013 and Louise M. Taylor, Trustee of The Mountain View Trust uad July 25, 2015, of record in Instrument No. 20201104-0128994, in the Register's Office of Davidson County, Tennessee, dated October 29, 2020, and recorded on November 04, 2020.

Being the same property conveyed to Louise M. Taylor, Trustee of the Mountain View Trust u/a/d July 25, 2015, by Warranty Deed from Shelby Darlene Richardson and husband William J. Richardson, of record in Instrument No. 20151030-0110824, in the Register's Office of Davidson County, Tennessee, dated October 30, 2015, and recorded on October 30, 2015.

Tract V: (6015 Fire Tower Rd)

Being a Parcel of land in the 35th Councilmanic District of Davidson County, Tennessee and located on the South margin of Old Charlotte Pike, said Parcel being further described as a portion of Tract 1 and Tract 3 of lands owned by Teddy Harold Richardson and Miriam M. Richardson, as referenced by a Deed of Trust, of record in Instrument Number 20120409-0029927, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin located on the South margin of Old Charlotte Pike, said iron pin being the Northeast corner of Parcel 165.00, and said iron pin also being the Northwest corner of Parcel 189.00, as shown on the Davidson County Map 113-00, owned by Shelby Richardson, as evidenced in Deed Book 8969, Page 15, in the Register's Office for Davidson County, Tennessee (RODCT), thence:

Leaving said margin and with the line common to Parcel 165.00 and Parcel 189.00, South 10 degrees 03 minutes 47 seconds East, a distance of 541.94 feet, to an iron pin at an interior corner of Parcels 165.00 and 189.00, thence;

Continuing with said line, South 09 degrees 23 minutes 25 seconds West, a distance of 331.43 feet, to an iron pin, said pin being an interior corner of Parcel 165.00, and said iron pin being the Southwest corner of Parcel 189.00, and said iron pin being Northwest corner of Parcel 190.00 as shown on the Davidson County Map 113-00, owned by Marjorie Richardson, as evidenced in Deed Book 4657, Page 166 (RODCT) thence;

Continuing with the West line of Parcel 190.00, South 56 degrees 16 minutes 09 seconds West, a distance of 602.30 feet, to an iron pin, said iron pin being a corner of Parcel 165.00, and said iron pin being the Southwest corner of Parcel 190.00, and said iron pin being an interior point of the common line of Parcel 211.00, as shown on Davidson County Map 113-00 owned by the Jiff Johnson Trust, as evidenced in Instrument Number 20131010-0106364, (RODCT) thence;

Continuing with the line common to Parcel 165.00 and Parcel 211.00, North 89 degrees 31 minutes 23 seconds West, a distance of 549.52 feet to an iron pin on the East margin of Fire Tower Road, thence;

With said margin of Fire Tower Road, North 29 degrees 28 minutes 32 seconds West, a distance of 201.13 feet, to a point near the intersection of Buffalo Road, thence;

Continuing with said margin, North 19 degrees 33 minutes 32 seconds West, a distance of 31.33 feet, to an iron pin, and said iron pin being the Westernmost corner of Parcel 165.00, and said iron pin being the Southwest corner of Parcel 209.00, as shown on Davidson County Map 113-00 owned by Nelson, as evidenced in Instrument Number 20020723-0088077 (RODCT), thence;

Leaving said margin and with the line common to Parcel 165.00 and Parcel 209.00, South 85 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to an iron pin, said pin being and interior corner of Parcel 165.00 and Parcel 209.00, thence;

Continuing with said line, North 80 degrees 00 minutes 00 seconds East, a distance of 260.00 feet to an iron pin, said iron pin being an interior corner of Parcel 209.00 and Parcel 165.00; thence;

Continuing with said line, North 41 degrees 09 minutes 31 seconds East, a distance of 661.67 to an iron pin, said iron pin being an interior corner of Parcel 165.00, and said iron pin being the Northeast corner of Parcel 209.00, thence;

Continuing with said line, North 36 degrees 00 minutes 00 seconds West, a distance of 65.00 feet, to an iron pin, said pin being an interior corner of Parcel 209.00 and being an interior corner of Parcel 165.00, and said iron pin the Easternmost corner of Parcel 191.00, as shown on Davidson County Map 113-00 owned by William Stark, as evidenced in Instrument Number 20000508-0046261, (RODCT) thence;

Continuing with the line common to Parcel 191.00 and 165.00, North 36 degrees 00 minutes 00 seconds West, a distance of 64.78 feet, to an iron pin, said pin being an interior corner of Parcel 165.00, thence;

Continuing with said line, South 54 degrees 00 minutes 00 seconds West, a distance of 137.20 feet, to an iron pin, said pin being an interior corner of Parcel 209.00 and Parcel 165.00, thence;

Continuing with said line, North 24 degree 50 minute 00 second West, a distance of 265.00 feet, to an iron pin, said pin being the Northwest corner of Parcel 165.00, and said pin being the Northeast corner of Parcel 191.00, and said pin being on the South margin of Old Charlotte Pike, thence;

Continuing with said margin, North 66 degrees 30 minutes 27 seconds East, a distance of 286.08, to a point, thence;

Continuing with said margin, North 74 degrees 47 minutes 24 seconds East, a distance of 215.52, to a point, thence;

Continuing with said margin, North 84 degrees 13 minutes 20 seconds East, a distance of 157.14 feet, the beginning, containing 712,949 square feet or 16.3670 acres more or less, according to a survey by Jesse E. Walker, RLS PE, dated September 18, 2015.

Being the same property conveyed to Brian Hamilton and Kerrie Hamilton, husband and wife, by Warranty Deed from John Maher Builders, Inc, a Tennessee corporation of record in Book 5903, Page 965, in the Register's Office of Williamson County, Tennessee, dated April 26, 2013, and recorded on April 29, 2013.

Included in the above description but excluded from the conveyance is the following .298 acres, it being conveyed by Quitclaim Deed dated 09-25-2015 from Teddy H. Richardson and wife, Miriam M. Richardson to Jimmy Ray Nelson, Jr. and Kimberly A. Nelson, husband and wife at Instrument No. 20150928-0098316, said Register's Office.

Being part of the same property conveyed to Peasy, LLC, a Tennessee limited liability company, by Warranty Deed from Lou Taylor, successor Trustee of the Jiff Johnson Trust uad September 30, 2013 and Louise M. Taylor, Trustee of The Mountain View Trust uad July 25, 2015, of record in Instrument No. 20201104-0128994, in the Register's Office of Davidson County, Tennessee, dated October 29, 2020, and recorded on November 04, 2020.

Being the same property conveyed to Louise M. Taylor, Trustee of the Mountain View Trust, by Warranty Deed from Teddy H. Richardson and wife, Miriam Richardson, of record in Instrument No. 20150928-0098317, in the Register's Office of Davidson County, Tennessee, dated September 25, 2015, and recorded on September 28, 2015.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Elijah Robertson Land, as recorded in Plat Book 1, Page(s) 48, Chancery Court. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5281, Page 755 (as to Tract III) and Book 5325, Page 614 (as to Tract I).

Easement recorded in Book 5299, Page 495 (as to Tract I) and Instrument No. 20170829-0088867.

Application for Greenbelt Assessment of record in Instrument Nos. 20140501-0036987 (as to Tracts I and II); 20151217-0127160 (as to Tract V); 20210226-0024543 (as to Tract I); 20210226-0024544 (as to Tract V) and 20210226-0024545 (as to Tract II).

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

This is improved property located at 6033 Fire Tower Road Nashville TN 37221

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 20th day of September, 2021.

Peasy, LLC, a Tennessee limited liability company

By: Stephen Craig Light, Member

By: Angel Olivia Massey, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Craig Light and Angel Olivia Massey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Members of Peasy, LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 20th day of September, 2021.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 22, 2021.

J. Carlton Drumwright

September 22, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 22, 2021.

Notary

My Commission Expires: 12/18/22

