Karen Johnson Davidson County
Batch# 730831 DEEDQC
10/06/2021 09:43:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20211006-0134125

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Fire Tower, LLC
6033 Fire Tower Road
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

Map & Parcel: 113 00 0 211.0

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Eric S. Isham and Kimberly A. Isham, husband and wife**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Fire Tower, LLC, a Tennessee limited liability company**, Grantee. Said property conveyed herein is described as follows:

SEE ATTACHED EXHIBIT "A"

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the _____ day of _____, 2021.

Eric S. Isham

Kimberly A. Isham

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Eric S. Isham and Kimberly A. Isham, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 4th day of October, 2021.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

Tract I: 6033 Fire Tower Rd 11300012200

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

Tract II: 0 Fire Tower Rd 11300021100

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 and 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 degrees 40 minutes 30 seconds West 55.69 feet to a point; thence South 10 degrees 24 minutes West 236.92 feet to a point; thence South 22 degrees 10 minutes West 408.35 feet to the Southwest corner of Tract 9; thence leaving said road, North 75 degrees 19 minutes West 141.90 feet to a point; thence North 75 degrees 06 minutes East 176.73 feet to a point thence North 58 degrees 26 minutes East 500 65 feet to a point; thence North 70 degrees 17 minutes 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 degrees 15 minutes West 1,080 feet to the point of beginning.

Tract III: 0 Old Charlotte Pike 11300019000

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 comer 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 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 1 13-00, 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 comer 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.

Tract IV: 7897 Old Charlotte Pike 11300018900

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 South 64 degrees 03 minutes 49 seconds 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 degrees 24 minutes 34 seconds East, 215.77 feet; thence North 38 degrees 52 minutes 42 seconds East, 447.50 feet; thence North 16 degrees 25 minutes 32 seconds West, 468.64 feet to the Southerly margin of Old Charlotte; thence along the Southerly margin of Old Charlotte South 68 degrees 08 minutes 18 seconds West, 148.63 feet; thence South 82 degrees 51 minutes 43 seconds West, 105.36 feet; thence North 87 degrees 28 minutes 27 seconds West, 111.19 feet; thence North 80 degrees 51 minutes 52 seconds West, 98.13 feet; thence South 10 degrees 03 minutes 31 seconds East, 543.16 feet; thence South 09 degrees 33 minutes 25 seconds West, 331.05 feet to the beginning, containing 8.20 acres, more or less.

Tract V: 6015 Fire Tower Rd. 1100016500

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 degrees 50 minutes 00 seconds 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.

Included in the above description but specifically excluded from this conveyance is the .298 acres 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, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric S. Isham and Kimberly A. Isham, husband and wife, from Peasy, LLC, a Tennessee limited liability company, by Warranty Deed, of record in Instrument No. 20210927-0129112, Register's Office for Davidson County, Tennessee.

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 October 4, 2021.

J. Carlton Drumwright

10/4/21
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 10/4/21.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY