# WARRANTY DEED

Karen Johnson Davidson County
Batch# 748052 DEEDWARR
11/03/2021 08:20:20 AM 4 pgs
Fees: $23.00 Taxes: $1,282.05
20211103-0146830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,500

Affiant

SWORN AND SUBSCRIBED TO ME, THIS THE 19th DAY OF OCTOBER, 2021

Holly Vila
Notary Public

MY COMMISSION EXPIRES: 1/8/2024

HOLLY VILA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Greg Oakley, 4300 Sidco Dr., Ste 200 Nashville TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Ciara Properties, LTD | SAME | 014-00-0-154.00<br>014-00-0-195.00 |
| (NAME) | (NAME) | |
| 510 South Main St. | | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, DAVID CARLYLE, AS TRUSTEE OF THE AMANDA R. CARLYLE 2000 GST-EXEMPT FAMILY TRUST, THE JASON D. CARLYLE 2000 GST-EXEMPT FAMILY TRUST, AND THE JENNIFER APPLEGATE 2000 GST-EXEMPT FAMILY TRUST, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto CIARA PROPERTIES LTD, a Tennessee General Partnership, hereinafter called the GRANTEE, its successors and assigns, all of GRANTOR'S rights, title, and interest in certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

SEE PROPERTY DESCRIPTION ATTACHED AS EXHIBIT A

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, its successors and assigns

forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, as Trustee, and the beneficiaries of the trusts hereinbefore referenced, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 19th day of October, 2021.

By: DAVID CARLYLE, AS TRUSTEE OF THE AMANDA R. CARLYLE 2000 GST-EXEMPT FAMILY TRUST, THE JASON D. CARLYLE 2000 GST-EXEMPT FAMILY TRUST, AND THE JENNIFER APPLEGATE 2000 GST-EXEMPT FAMILY TRUST

STATE OF GEORGIA

COUNTY OF BARROW

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Carlyle, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of October, 2021.

JULIE D KING NOTARY PUBLIC BARROW COUNTY GEORGIA EXPIRES JANUARY 1, 2022

Notary Public

My commission expires: 1-1-22

# EXHIBIT A

## TRACT 1:

A Tract of Land located within the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee and described according to a survey by R.L. Montoya-Land Surveying dated October 23, 1987 as follows:

Beginning at an existing concrete highway monument located in the north right-of-way margin of Interstate 24 and marking the south right-of-way margin of Stagner Road and the southwest corner of the Bracey Stagner Property of record in Deed Book 3575, Page 409, R.O.D.C., Tennessee; said monument is located 0.46 miles east of Bidwell Road; thence with Stagner's west line and the east terminus of Stagner Road North 13 degrees 31 minutes 45 seconds east 385.18 feet to an existing iron pin the actual point of beginning for this tract;

thence, North 73 degrees 29 minutes 53 seconds west 90.00 feet to an iron pin, set this survey; thence, North 16 degrees 30 minutes 00 seconds east 445.85 feet to an iron pin, set this survey; thence, South 88 degrees 30 minutes 00 seconds east 103.13 feet to a witness pin, set this survey; thence, continuing an additional 20.00 feet to a point in Long Creek, a total distance of 123.13 feet;

thence, with said creek, the next nine calls; South 38 degrees 18 minutes 35 seconds east 32.68 feet to a point;

thence, South 02 degrees 53 minutes 46 seconds east 22.42 feet to a point;

thence, South 05 degrees 19 minutes 12 seconds west 55.20 feet to a point;

thence, South 18 degrees 45 minutes 44 seconds east 47.96 feet to a point;

thence, South 41 degrees 23 minutes 17 seconds east 167.71 feet to a point;

thence, South 26 degrees 57 minutes 38 seconds east 69.85 feet to a point;

thence, South 17 degrees 06 minutes 44 seconds east 56.64 feet to a point;

thence, South 47 degrees 18 minutes 22 seconds east 65.32 feet to a point;

thence, South 43 degrees 37 minutes 35 seconds east 146.83 feet to a point;

thence, leaving said creek, North 86 degrees 47 minutes 39 seconds west, 20.00 feet to a witness pin, set this survey;

thence, continuing an additional 251.23 feet to an iron pin, set this survey, at a corner fence post, a total distance of 271.23 feet;

thence, along a fence line North 71 degrees 52 minutes 46 seconds west, 245.00 feet to the point of beginning.

Access to this property is provided by a 50 foot ingress/egress easement of record in Deed Book 5615, Page 913, R.O.D.C., Tennessee.

TRACT 2:

Beginning at the northeast corner of the George M. Chapman property, being the common corner between that property and the Stagner property, thence N. 73 deg. 30' W 90.' to the point of beginning;

thence along this same line 715.2' to a point;

thence N. 32 deg. E. 16.5' to a point;

thence N. 52 deg. 30' E. 367.6' to a point; thence S. 88 deg. 30' E. 512.17' to a point;

thence S. 16 deg. 30' W 445.85' to a point; being the point of beginning.

In addition thereto there is a 50' Easement for ingress/egress to the above tract; the description of which is of record in Book 5615, Page 913, R.O.D.C., Tennessee.

Being the same property conveyed to MICHAEL D. SONTAG, AS TRUSTEE OF THE JENNIFER D. APPLEGATE 2000 GST-EXEMPT TRUST, MICHAEL D. SONTAG, AS TRUSTEE OF THE AMANDA R. CARLYLE 2000 GST-EXEMPT TRUST, and MICHAEL D. SONTAG, AS TRUSTEE OF THE JASON D. CARLYLE 2000 GST-EXEMPT TRUST, by quitclaim deed of record as Instrument No. 20001003-0097876, Davidson County Register of Deeds.