PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62075
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Greg Farricielli 732 Inspiration Blvd. #10 Madison, TN 37115	NEW OWNER

TAX MAP PARCEL NUMBERS: 10302006600, 10302006700, 10302006800, and 10302006900

Karen Johnson Davidson County
Batch# 759196 **DEEDWARR**
11/22/2021 02:40:49 PM 6 pgs
Fees: $33.00 Taxes: $1,017.50

20211122-0154909

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, individually and as Attorney-In-Fact for the Heirs at Law of Sylvia Rose Barish: Arlene Newsome, Marla Burns, Bonnie Small, Frances Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance (Connie) Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas J. Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, together with Dina Barish (beneficiary under the Will of David Barish) of record in Instrument No. 20190403-0030466, Register's Office for Davidson County, Tennessee,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Greg Farricielli** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a tract of land lying in the 24th Council District of Davidson County, Nashville, Tennessee, and being a portion of Lot 20 of C. C. Vernon's Farm as recorded in Book 161, Page 164, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the west by the eastern right of way (ROW) of White Bridge Pike (State Route 155), bounded on the north by White Bridge Properties, LLC as recorded in Instrument Number 201810150101852, RODC, bounded on the east by Mark Byrnes and Kathryn Gingerich as recorded in Instrument Number 201505070041726, RODC, by 223 Orlando Townhomes as recorded in Instrument Number 201507220072021, RODC, by Urvashi Lai as recorded in Instrument Number 202009220108695, RODC, by Laurie M. Conners as recorded in Instrument Number 201804030030944, RODC, by Brian Smith as recorded in Instrument Number 200604120042163, RODC, and by Patricia McBee as recorded in Instrument Number 201905200047359, RODC, and bounded on the south by Tommy and Kristi McDougal as recorded in Instrument Number 201501120003322, RODC. Said tract being more particularly described as follows: POINT OF BEGINNING being a found p.k. nail with "CHERRY" washer lying on said eastern ROW of White Bridge Pike, being the northwest corner of said McDougal, and being the southwest corner of the tract being described herein; thence along said eastern ROW of White Bridge Pike North 03°21'58" East 259.19 feet to a found ½" iron rod; thence leaving said ROW and along the common line of said White Bridge Properties, LLC South 84°39'09" East 194.07 feet to a found iron rod with "CHERRY" cap; thence along the common line of said Byrnes and Gingerich, 223 Orlando Townhomes, Lai, Conners, Smith and McBee South 09°43'40" West 270.01 feet to a found iron rod with "ANDERSON DELK" cap; thence along the common line of said McDougal North 81°06'29" West 164.81 feet to the point of beginning. Tract contains 47,383 square feet or 1.09 acres. Bearings based on Tennessee State Plane Coordinate System.

See attached EXHIBIT "A", survey of subject property

Map & Parcel 10302006600:
Being part of the same property conveyed to Al Barish and wife, Mollie Levitan Barish by Warranty Deed from Arthur B. Dotson, G. Porter Dotson and Louise Dotson White, dated September 21, 1953 and recorded on October 9, 1953 of record in Book 2199, page 513, Register's Office for Davidson County, Tennessee. The said Al Barish has since died. By Quitclaim Deed dated December 30, 1993, recorded December 30, 1993, of record in Book 9205, page 472, said Register's Office. Mollie Levitan Barish, a widow, conveyed a one-thirteenth (1/13) undivided interest in subject property to Sylvia Barish. The Mollie Levitan Barish has since died. The Last Will and Testament of Mollie Y. Barish of record in Will Book 236, page 154, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised all property to Sylvia Rose Barish. The said Sylvia Rose Barish has since died. By Affidavit of Heirship in Instrument No. 20181213-0121430, corrected and supplemented by Affidavit of Scrivener's Error of

record in Instrument No. 20181214-0121999, Register's Office for Davidson County, Tennessee, the following were established as the heirs-at-law of Sylvia Rose Barish: Arlene (Levitan) Newsome, Marla (Levitan) Burns, Bonnie (Magid) Small, Frances (Magid) Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance (Connie) Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas J. Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, David Barish. By powers of attorney of record in Instrument No. 20190122-0006375, Instrument No. 20190122-0006372, Instrument No. 20190122-0006362, Instrument No. 20190122-0006368, Instrument No. 20190122-0006365, Instrument No. 20190122-0006371, Instrument No. 20190122-0006366, Instrument No. 20190122-0006374, Instrument No. 20190206-0011343, Instrument No. 20190122-0006367, Instrument No. 20190122-0006364, Instrument No. 20190122-0006363, said Register's Office, all heirs at law except David Barish and Rachel Melanie Cohen granted Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, authority to contract for the sale of, to convey, and otherwise deal in any manner with any real estate property owned by Sylvia Rose Barish at the time of her death. By Order of record in Docket No. 18P1653 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, David S. Cohen was appointed Guardian for minor Rachel Melanie Cohen to receive and administer Minor's share of the Estate of Sylvia Rose Barish. By Order entered January 11, 2019, said Guardian was granted the right to sell Rachel Melanie Cohen's interest in said properties and to execute a limited power of attorney authorizing Bonnie Small to convey the properties on behalf of David S. Cohen as Guardian of Rachel Melanie Cohen. Said Power of Attorney is of record in Instrument No. 20190123-0006421, said Register's Office. David Barish, a citizen of Israel, died on December 17, 2018. By Order Admitting Foreign Will to Probate for Muniment of Title of record as Instrument No. 20190403-0030466, Register's Office for Davidson County, Tennessee, Dina Barish was established as sole beneficiary of the estate of David Barish. By power of attorney of record in Instrument No. 20190404-0030621, Register's Office for Davidson County, Tennessee, Dina Barish granted Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, authority to contract for the sale of, to convey, and otherwise deal in any manner with any real estate property owned by Sylvia Rose Barish, at the time of her death.

Map & Parcel 10302006700:
Being part of the same property conveyed to Al Barish and wife, Mollie Levitan Barish by Warranty Deed from Arthur B. Dotson, G. Porter Dotson and Louise Dotson White, dated September 21, 1953 and recorded on October 9, 1953 of record in Book 2199, page 513, Register's Office for Davidson County, Tennessee. The said Al Barish has since died. By Quitclaim Deed dated January 4, 1994, recorded January 4, 1994, of record in Book 9209, page 919, said Register's Office. Mollie Levitan Barish, a widow, conveyed a one-thirteenth (1/13) undivided interest in subject property to Sylvia Barish. The Mollie Levitan Barish has since died. The Last Will and Testament of Mollie Y. Barish of record in Will Book 236, page 154, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised all property to Sylvia Rose Barish. The said Sylvia Rose Barish has since died. By Affidavit of Heirship in Instrument No. 20181213-0121430, corrected and supplemented by Affidavit of Scrivener's Error of record in Instrument No. 20181214-0121999, Register's Office for Davidson County, Tennessee, the following were established as the heirs-at-law of Sylvia Rose Barish: Arlene (Levitan) Newsome, Marla (Levitan) Burns, Bonnie (Magid) Small, Frances (Magid) Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance (Connie) Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas J. Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, David Barish. By powers of attorney of record in Instrument No. 20190122-0006375, Instrument No. 20190122-0006372, Instrument No. 20190122-0006362, Instrument No. 20190122-0006368, Instrument No. 20190122-0006365, Instrument No. 20190122-0006371, Instrument No. 20190122-0006366, Instrument No. 20190122-0006374, Instrument No. 20190206-0011343, Instrument No. 20190122-0006367, Instrument No. 20190122-0006364, Instrument No. 20190122-0006363, said Register's Office, all heirs at law except David Barish and Rachel Melanie Cohen granted Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, authority to contract for the sale of, to convey, and otherwise deal in any manner with any real estate property owned by Sylvia Rose Barish at the time of her death. By Order of record in Docket No. 18P1653 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, David S. Cohen was appointed Guardian for minor Rachel Melanie Cohen to receive and administer Minor's share of the Estate of Sylvia Rose Barish. By Order entered January 11, 2019, said Guardian was granted the right to sell Rachel Melanie Cohen's interest in said properties and to execute a limited power of attorney authorizing Bonnie Small to convey the properties on behalf of David S. Cohen as Guardian of Rachel Melanie Cohen. Said Power of Attorney is of record in Instrument No. 20190123-0006421, said Register's Office. David Barish, a citizen of Israel, died on December 17, 2018. By Order Admitting Foreign Will to Probate for Muniment of Title of record as Instrument No. 20190403-0030466, Register's Office for Davidson County, Tennessee, Dina Barish was established as sole beneficiary of the estate of David Barish. By power of attorney of record in Instrument No. 20190404-0030621, Register's Office for Davidson County, Tennessee, Dina Barish granted Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, authority to contract for the sale of, to convey, and otherwise deal in any manner with any real estate property owned by Sylvia Rose Barish, at the time of her death.

Map & Parcel 10302006800:
Being part of the same property conveyed to Al Barish and wife, Mollie Levitan Barish by Warranty Deed from Arthur B. Dotson, G. Porter Dotson and Louise Dotson White, dated September 21, 1953 and recorded on October 9, 1953 of record in Book 2199, page 513, Register's Office for Davidson County, Tennessee. The said Al Barish has since died. By Quitclaim Deed dated December 30, 1993, recorded December 30, 1993, of record in Book 9205, page 472, said Register's Office. Mollie Levitan Barish, a widow, conveyed a one-thirteenth (1/13) undivided interest in subject property to Sylvia Barish. The Mollie Levitan Barish has since died. The Last Will and Testament of Mollie Y. Barish of record in Will Book 236, page 154, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised all property to Sylvia Rose Barish. The said Sylvia Rose Barish has since died. By Affidavit of Heirship in Instrument No. 20181213-0121430, corrected and supplemented by Affidavit of Scrivener's Error of record in Instrument No. 20181214-0121999, Register's Office for Davidson County, Tennessee, the following were established as the heirs-at-law of Sylvia Rose Barish: Arlene (Levitan) Newsome, Marla (Levitan) Burns, Bonnie (Magid) Small, Frances (Magid) Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally

Schwartz Alterman, Constance (Connie) Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas J. Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, David Barish. By powers of attorney of record in Instrument No. 20190122-0006375, Instrument No. 20190122-0006372, Instrument No. 20190122-0006362, Instrument No. 20190122-0006368, Instrument No. 20190122-0006365, Instrument No. 20190122-0006371, Instrument No. 20190122-0006366, Instrument No. 20190122-0006374, Instrument No. 20190206-0011343, Instrument No. 20190122-0006367, Instrument No. 20190122-0006364, Instrument No. 20190122-0006363, said Register's Office, all heirs at law except David Barish and Rachel Melanie Cohen granted Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, authority to contract for the sale of, to convey, and otherwise deal in any manner with any real estate property owned by Sylvia Rose Barish at the time of her death. By Order of record in Docket No. 18P1653 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, David S. Cohen was appointed Guardian for minor Rachel Melanie Cohen to receive and administer Minor's share of the Estate of Sylvia Rose Barish. By Order entered January 11, 2019, said Guardian was granted the right to sell Rachel Melanie Cohen's interest in said properties and to execute a limited power of attorney authorizing Bonnie Small to convey the properties on behalf of David S. Cohen as Guardian of Rachel Melanie Cohen. Said Power of Attorney is of record in Instrument No. 20190123-0006421, said Register's Office. David Barish, a citizen of Israel, died on December 17, 2018. By Order Admitting Foreign Will to Probate for Muniment of Title of record as Instrument No. 20190403-0030466, Register's Office for Davidson County, Tennessee, Dina Barish was established as sole beneficiary of the estate of David Barish. By power of attorney of record in Instrument No. 20190404-0030621, Register's Office for Davidson County, Tennessee, Dina Barish granted Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, authority to contract for the sale of, to convey, and otherwise deal in any manner with any real estate property owned by Sylvia Rose Barish, at the time of her death.

Map & Parcel 10302006900:
Being part of the same property conveyed to Al Barish and wife, Mollie Levitan Barish by Warranty Deed from Arthur B. Dotson, G. Porter Dotson and Louise Dotson White, dated September 21, 1953 and recorded on October 9, 1953 of record in Book 2199, page 513, Register's Office for Davidson County, Tennessee. The said Al Barish has since died. By Quitclaim Deed dated January 4, 1994, recorded January 4, 1994, of record in Book 9209, page 919, said Register's Office. Mollie Levitan Barish, a widow, conveyed a one-thirteenth (1/13) undivided interest in subject property to Sylvia Barish. The Mollie Levitan Barish has since died. The Last Will and Testament of Mollie Y. Barish of record in Will Book 236, page 154, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised all property to Sylvia Rose Barish. The said Sylvia Rose Barish has since died. By Affidavit of Heirship in Instrument No. 20181213-0121430, corrected and supplemented by Affidavit of Scrivener's Error of record in Instrument No. 20181214-0121999, Register's Office for Davidson County, Tennessee, the following were established as the heirs-at-law of Sylvia Rose Barish: Arlene (Levitan) Newsome, Marla (Levitan) Burns, Bonnie (Magid) Small, Frances (Magid) Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance (Connie) Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas J. Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, David Barish. By powers of attorney of record in Instrument No. 20190122-0006375, Instrument No. 20190122-0006372, Instrument No. 20190122-0006362, Instrument No. 20190122-0006368, Instrument No. 20190122-0006365, Instrument No. 20190122-0006371, Instrument No. 20190122-0006366, Instrument No. 20190122-0006374, Instrument No. 20190206-0011343, Instrument No. 20190122-0006367, Instrument No. 20190122-0006364, Instrument No. 20190122-0006363, said Register's Office, all heirs at law except David Barish and Rachel Melanie Cohen granted Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, authority to contract for the sale of, to convey, and otherwise deal in any manner with any real estate property owned by Sylvia Rose Barish at the time of her death. By Order of record in Docket No. 18P1653 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, David S. Cohen was appointed Guardian for minor Rachel Melanie Cohen to receive and administer Minor's share of the Estate of Sylvia Rose Barish. By Order entered January 11, 2019, said Guardian was granted the right to sell Rachel Melanie Cohen's interest in said properties and to execute a limited power of attorney authorizing Bonnie Small to convey the properties on behalf of David S. Cohen as Guardian of Rachel Melanie Cohen. Said Power of Attorney is of record in Instrument No. 20190123-0006421, said Register's Office. David Barish, a citizen of Israel, died on December 17, 2018. By Order Admitting Foreign Will to Probate for Muniment of Title of record as Instrument No. 20190403-0030466, Register's Office for Davidson County, Tennessee, Dina Barish was established as sole beneficiary of the estate of David Barish. By power of attorney of record in Instrument No. 20190404-0030621, Register's Office for Davidson County, Tennessee, Dina Barish granted Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, authority to contract for the sale of, to convey, and otherwise deal in any manner with any real estate property owned by Sylvia Rose Barish, at the time of her death.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2022, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 10302006600; 10302006700; 10302006800; 10302006900. All Matters shown on the Plan, with Owner's Certificate, of record in Book 161, page 164, said Register's Office. **Parcel #10302006600:** A permanent easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Order of record in Book 5635, page 743 and Agreed Final Order of record in Book 5670, page 621, said Register's Office. **Parcel #10302006600:** Easement for flow of a creek over so much of the premises as may lie therein. **Parcel #10302006700:** Easement for the flow of Richland Creek over so much of of the premises as may lie therein. **Parcel #10302006700:** Easement vested in the Metropolitan Government of Nashville and Davidson County, Tennessee, by Order of record in Book 5635, page 747 and Agreed Final Order of record in Book 5670, page 618, said Register's Office. **Parcel #10302006900:** Easement for the flow of Richland Creek over so much of the premises as may lie therein.

This is improved property, known as 0 White Bridge Pike, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of November, 2021.

Bonnie Small, individually

Bonnie Small, Administrator of the
Estate of Sylvia Rose Barish

Arlene Newsome
By: Bonnie Small, Attorney-in-Fact

Marla Burns
By: Bonnie Small, Attorney-in-Fact

Frances Prince
By: Bonnie Small, Attorney-in-Fact

Barbara Jaffe
By: Bonnie Small, Attorney-in-Fact

Madelon Jaffe Gryll
By: Bonnie Small, Attorney-in-Fact

Sally Schwartz Alterman
By: Bonnie Small, Attorney-in-Fact

Constance (Connie) Lapidus Simmons
By: Bonnie Small, Attorney-in-Fact

Steven Sloan
By: Bonnie Small, Attorney-in-Fact

David S. Cohen as Guardian for Rachel Cohen (minor child)
By: Bonnie Small, Attorney-in-Fact

Douglas J. Lapidus
By: Bonnie Small, Attorney-in-Fact

Susan Lapidus Katz
By: Bonnie Small, Attorney-in-Fact

Jill H. Fondiller
By: Bonnie Small, Attorney-in-Fact

Stuart E. Morrison
By: Bonnie Small, Attorney-in-Fact

Dina Barish, Beneficiary under the Will of David Barish (who was an heir-at-law of Sylvia Rose Barish) By:

Bonnie Small, Attorney-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Bonnie Small,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Arlene Newsome, Marla Burns, Frances Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance (Connie) Lapidus Simmons, Steven Sloan, David S. Cohen (Guardian for Rachel Cohen), Douglas J. Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E. Morrison, and Dina Barish**, as Administrator of the Estate of Sylvia Rose Barish, as Attorney-In-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of November, 2021.

Notary Public

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Sworn and subscribed before me this 19th day of November, 2021.

Notary

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

EXHIBIT A

NOTES

1. SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.

2. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 103-02, DAVIDSON COUNTY, TENNESSEE.

3. ALL DISTANCES WERE MEASURED WITH EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

4. THE TENNESSEE STATE PLANE COORDINATE SYSTEM IS THE BASIS FOR THIS SURVEY, AND WAS ESTABLISHED USING RTK-GPS POSITIONAL DATA THAT WAS ACQUIRED ON THE DATE OF JANUARY 27, 2021 UTILIZING TRIMBLE R8S OR R10 DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE SURVEY CONTROL POINT SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF MULTIPLE TDOT CORS STATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, NAD 83 (2011) (EPOCH 2010) GEOID 12B. THE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H=0.2'/V=0.3'. THE COMBINED GRID FACTOR OF 0.99994574 WAS CALCULATED AT SURVEY CONTROL POINT #1 AS SHOWN HEREON.

5. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 47037C0316H, DATED APRIL 5, 2017.

6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO EMBARKS IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.

7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.

8. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY, CONTOUR INTERVAL IS 1'. DATUM BASED ON NAVD 88.

9. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC).

10. SURVEY FIELD DATA COLLECTED ON JANUARY 26, 2021.

◆ SITE BM: TAG BOLT #4575 ON FIRE HYDRANT LOCATED ON WEST SIDE OF WHITE BRIDGE PIKE, ±110' NORTHWEST OF NORTHWEST CORNER OF PROPERTY. ELEV. 483.25

◆ PROJECT BM: NAVD 88 (GPS DERIVED)

SITE DATA

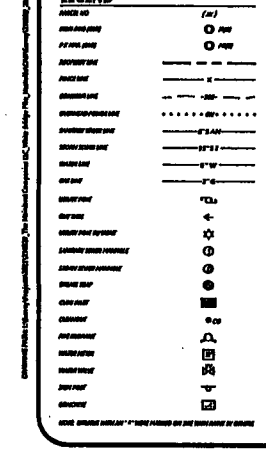
PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP: MAP 103-02, PARCELS 06, 07, 08 & 09

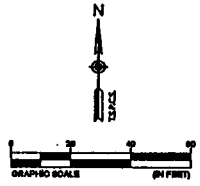
CITY: NASHVILLE
COUNTY: DAVIDSON
STATE: TENNESSEE
COUNCIL DISTRICT: 24TH

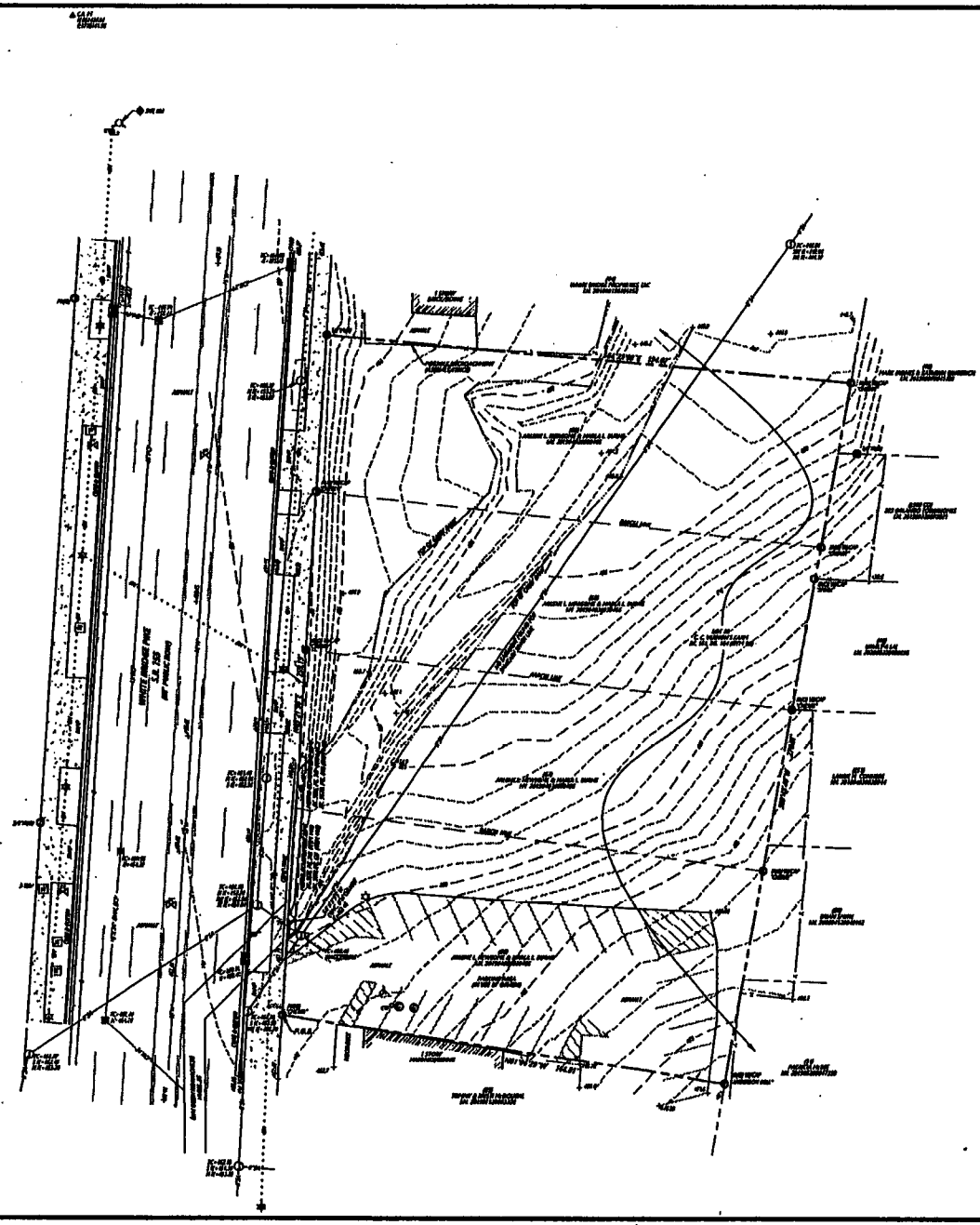
SITE ADDRESS: WHITE BRIDGE PIKE, NASHVILLE, TENNESSEE

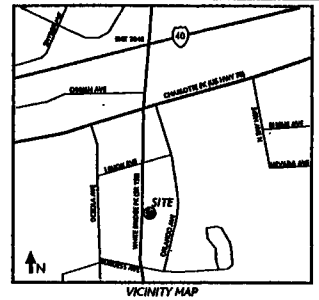
OWNER: ARLENE L. NEWSOME & MARLA L. BURNS
6110 E VALLEY RD
NASHVILLE, TN 37205
T.M. 10310040300466

LEGEND









VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION

DESCRIPTION FROM RECORD (M. 20180904-0106490 BK. 9109, PG. 318)
being part of lot No. 20 on the Map of the C.C. Vernon Farm, of record in book 181, page 164, Register's Office for said County, being lots Nos. 8, 10, 11 and 12 on Plan of West Nashville & County Company's Subdivision of the J. W. Dobson Estate, not of record, described according to a survey made by E. A. Wilkinson, Surveyor, May 2, 1940.
Said lots Nos. 8, 10, 11 and 12 are described together as follows: Beginning on the easterly margin of White Bridge Road, formerly Knox Avenue, at the northwest corner of the property conveyed to C. H. Spencer by deed from Mary Frances Dotson et al, of record in book 1948, page 471, said Register's Office; being the corner of lots Nos. 8 and 9; thence with the line between said two lots easterly 164.9 feet; thence northwardly 288.8 feet to the corner of lots Nos. 12 and 13; thence with the line between said two lots westwardly 194 feet to the easterly margin of said White Bridge Road; thence with same southwardly 259 feet to the beginning.

DESCRIPTION FROM SURVEY
Being a tract of land lying in the 24th Council District of Davidson County, Nashville, Tennessee, and being a portion of Lot 20 of C. C. Vernon's Farm as recorded in Book 181, Page 164, Register's Office of Davidson County, Tennessee (RODC). Said tract being bounded on the west by the eastern right of way (ROW) of White Bridge Pike (State Route 155), bounded on the north by White Bridge Properties, LLC as recorded in Instrument Number 20181015018052, RODC, bounded on the east by Mark Symes and Kathryn Glogovich as recorded in Instrument Number 20150528070041726, RODC, by 221 Colinda Townhomes as recorded in Instrument Number 20150723007261, RODC, by Urvashi Lal as recorded in Instrument Number 20200922001600, RODC, by Laurie M. Connors as recorded in Instrument Number 20190430130044, RODC, by Brian Smith as recorded in Instrument Number 20060412004148, RODC, and by Patricia McRae as recorded in Instrument Number 20190529009447359, RODC, and bounded on the south by Tommy and Erin McDougal as recorded in Instrument Number 20150112000132, RODC. Said tract being more particularly described as follows:

POINT OF BEGINNING being a found p.k. nail with "CHERRY" washer lying on said eastern ROW of White Bridge Pike, being the northwest corner of said McDougal, and being the southwest corner of the tract being described herein; thence along said eastern ROW of White Bridge Pike North 05°21'56" East 259.19 feet to a found ¼" iron rod thence leaving said ROW and along the common line of said White Bridge Properties, LLC South 84°39'08" East 194.87 feet to a found iron rod with "CHERRY" cap; thence along the common line of said Symes and Glogovich, 221 Colinda Townhomes, Ltd Connors, Smith and McRae South 88°41'40" West 270.61 feet to a found iron rod with "ANDERSON DELK" cap; thence along the common line of said McDougal North 01°08'29" West 164.51 feet to the point of beginning.

Tract contains 47,303 square feet or 1.09 acres.
Bearings based on Tennessee State Plane Coordinate System.

NOTE: The surveyed property described above is the same property described in the provided title commitment, First American Title Insurance Company Commitment Number 61567.

SURVEYOR'S COMMENTS

COMMITMENT OF TITLE INSURANCE BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 61567
COMMITMENT DATE: FEBRUARY 11, 2021 AT 8:00 AM

SCHEDULE B, PART II
ITEM #
9. BK. 181, PG. 164, AFFECTS PROPERTY AS SHOWN.
10. BK. 5635, PG. 743, AFFECTS PROPERTY AS SHOWN.
BK. 5670, PG. 821, AFFECTS PROPERTY AS SHOWN.
13. BK. 5635, PG. 747, AFFECTS PROPERTY AS SHOWN.
BK. 5670, PG. 816, AFFECTS PROPERTY AS SHOWN.

SURVEYOR'S CERTIFICATE

To Mainland Union Acquisitions LLC and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,5,6,11,13 & 14 of Table A thereof. The field work was completed on January 26, 2021.

Date of Plat or Map: February 10, 2021

By: _____ Date: 4/6/21
L. Brandon Lambert, TN Registered Land Surveyor No. 2978

600 GRASSMERE PARK DR
SUITE 500
NASHVILLE, TN 37211
(615) 385-5160
ENGINEERING FIRM
LICENSE NUMBER: 7-0674

THE MAINLAND COMPANIES
110 16TH AVENUE S
NASHVILLE, TN 37203

L. BRANDON LAMBERT
2978
REGISTERED
LAND SURVEYOR
STATE OF TENNESSEE

NO.	DATE	DESCRIPTION	BY	CHK	APP
1	4/6/21	ADDED TITLE COMMITMENT			

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
WHITE BRIDGE PIKE
TAX MAP 103-02, PARCELS 06, 07, 08 & 09
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROJECT NUMBER: 230529
DATE: 2/10/21