Karen Johnson Davidson County
Batch# 777420 DEEDQC
12/21/2021 01:46:17 PM 16 pgs
Fees: $82.00 Taxes: $0.00
20211221-0168588

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Pardue Family Central Pike Partnership 6203 Belle Rive Road Brentwood, Tennessee 37027 Attn: Chris Pardue	SAME	086-00-0-157.00 086-00-0-160.00 086-00-0-161.00 086-00-0-162.00 086-00-0-225.00 087-00-0-086.00 098-00-0-073.00

WHEREAS, by instrument of record in Instrument Number 20171218-0128745, in the Register's Office for Davidson County, Tennessee, **CENTRAL PIKE PARTNERS, a Tennessee general partnership** ("Central Pike Partners") is the record owner of certain real property in Nashville, Davidson County, Tennessee, identified on the official tax maps of the Property Assessor of Davidson County, Tennessee as Map and Parcel 086-00-0-157.00 ("Central Pike Partners Property"); and

WHEREAS, by instrument of record in Instrument Number 20100915-0073264, in the Register's Office for Davidson County, Tennessee, **CENTRAL PIKE CHURCH, a Tennessee general partnership** ("Central Pike Church") is the record owner of certain real property in Nashville, Davidson County, Tennessee, identified on the official tax maps of the Property Assessor of Davidson County, Tennessee as Map and Parcel 086-00-0-160.00 ("Central Pike Church Property"); and

WHEREAS, by instruments of record in Instrument Number 20081023-0106092, in the Register's Office for Davidson County, Tennessee and Instrument Number 20091117-0105831, said Register's Office, **CHRIS PARDUE**, individually ("Pardue") is the record owner of certain real property in Nashville, Davidson County, Tennessee, identified on the official tax maps of the Property Assessor of Davidson County, Tennessee as Map and Parcel 086-00-0-161.00 and 086-00-0-162.00 ("Pardue Property"); and

WHEREAS, by instrument of record in Instrument Number 20200401-0035128, in the Register's Office for Davidson County, Tennessee, **WHEELER CENTRAL PIKE PARTNERSHIP**, a Tennessee general partnership ("Wheeler") is the record owner of certain real property in Nashville, Davidson County, Tennessee, identified on the official tax maps of

the Property Assessor of Davidson County, Tennessee as Map and Parcel 086-00-0-225.00 ("Wheeler Property"); and

WHEREAS, by instruments of record in Instrument Number 20170516-0048443, in the Register's Office for Davidson County, Tennessee and Instrument Number 20200109-0003195, said Register's Office, **BETTIE J. WINTON, Trustee under Agreement dated April 6, 2017, as amended** ("Trustee") is the record owner of certain real property in Nashville, Davidson County, Tennessee, identified on the official tax maps of the Property Assessor of Davidson County, Tennessee as Map and Parcel 098-00-0-073.00 ("Trustee Property"); and

WHEREAS, CENTRAL PIKE PARTNERS, CENTRAL PIKE CHURCH, PARDUE, WHEELER AND TRUSTEE (collectively herein the "Grantors") are executing this instrument solely for the purpose of conveying the Central Pike Partners Property, Central Pike Church Property, Pardue Property, Wheeler Property and Trustee Property (the "Properties"), as described on Exhibit "A", attached hereto and incorporated herein by reference, to **PARDUE FAMILY CENTRAL PIKE PARTNERSHIP, a Tennessee general partnership** (the "Grantee"); and

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors have bargained and sold, and by these presents do transfer, quitclaim, and convey unto the said Grantee, its successors, representatives and assigns, all of Grantors' right, title, and interest in and to those certain Properties located in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein by reference.

(Signature Page to Follow)

WITNESS Grantor's hand, this 20th day of DECEMBER, 2021.

CENTRAL PIKE PARTNERS, a Tennessee general partnership

By: Chris Pardue
CHRIS PARDUE

Title: Partner

By: Chris C Pardue
Chris C. Pardue, Trustee of the Adam Pardue Trust U/A dated 5/31/2006

Title: Partner

By: Chris C Pardue
Chris C. Pardue, Trustee of the Corey Pardue Trust U/A dated 5/31/2006

Title: Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, CHRIS PARDUE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2021.

Peggy Axford
NOTARY PUBLIC
My Commission Expires:

PEGGY AXFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, CHRIS PARDUE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of the Adam Pardue Trust U/A dated 5/31/2006, and that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2021.

Peggy Axford
NOTARY PUBLIC
My Commission Expires: _____

PEGGY AXFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 7, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, CHRIS PARDUE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of the Corey Pardue Trust U/A dated 5/31/2006, and that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 2021.

Peggy Axford
NOTARY PUBLIC
My Commission Expires: _____

PEGGY AXFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 7, 2023

CENTRAL PIKE CHURCH, a Tennessee General partnership

BY: Chris Pardue

By: Chris Pardue
Its: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Chris Pardue, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of **CENTRAL PIKE CHURCH**, a Tennessee General Partnership, and that he is authorized by the General Partnership to execute this instrument on behalf of the General Partnership.

Witness my hand, at office, this 20th day of December, 2021.

Peggy Axford

NOTARY PUBLIC
My Commission Expires: MAR. 7, 2023

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 7, 2023

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the 20th day of December, 2021.

Chris Pardue

CHRIS PARDUE, individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRIS PARDUE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of December, 2021.

Peggy Axford

NOTARY PUBLIC

My Commission Expires: _____

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

WHEELER CENTRAL PIKE PARTNERSHIP,
a Tennessee general partnership

BY: Chris Pardue
By: Chris Pardue
Its: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Chris Pardue, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of **WHEELER CENTRAL PIKE PARTNERSHIP**, a Tennessee general partnership, and that he is authorized by the general partnership to execute this instrument on behalf of the general partnership.

Witness my hand, at office, this 20th day of December, 2021.

Peggy Axford
NOTARY PUBLIC
My Commission Expires:

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

Bettie J. Winton, Trustee

BETTIE J. WINTON, Trustee under Agreement dated April 6, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTIE J. WINTON, Trustee under Agreement dated April 6, 2017, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of December, 2021.

Peggy Axford

NOTARY PUBLIC
My Commission Expires: _____

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 7, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Bettie J. Winton

Affiant

Subscribed and sworn before me this 20th day of December, 2021.

Peggy Axford

NOTARY PUBLIC
My Commission Expires: _____

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 7, 2023

EXHIBIT "A"
Legal Description

TRACT 1

Map and Parcel: 086-0 157.00

Land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of Central Pike east of Old Hickory Boulevard and being more particularly described according to a survey by William C. Cockrill, Tenn. R.L.S. No. 1401, dated July 20, 2000, as follows:

Beginning at an iron pin in the southerly margin of Central Pike at the northeast corner of herein described tract opposite Valley Grove Drive; thence leaving Central Pike with the west line of Greater True Faith Missionary Baptist Church of record in Deed Book 9016, page 365, Register's Office for Davidson County, Tennessee, S 07 deg. 27 min. 00 sec. W 283.17 feet to an iron pin; thence with the southerly line of said Church and Christopher Akins of record in Deed Book 9910, page 280, Register's Office for Davidson County, Tennessee, S 76 deg. 47 min. 19 sec. E 212.95 feet to a corner post; thence with the west line of Donna and Bobby Lee Cloyd of record in Deed Book 4415, page 997, Register's Office for Davidson County, Tennessee S 05 deg. 08 min. 33 sec. W 228.40 feet to a concrete right-of-way monument in the north margin of Interstate 40; thence with said margin N 88 deg. 38 min. 51 sec. W 1054.13 feet to an iron pin; thence leaving said margin with the east line of V.D.R. of Tennessee, L.P. of record in Deed Book 11288, page 152, Register's Office for Davidson County, Tennessee; N 07 deg. 01 min. 05 sec. E 650.39 feet to an iron pin in the southerly margin of Central Pike; thence with said margin the following calls: S 87 deg. 57 min. 20 sec. E 36.38 feet to a point; N 76 deg. 49 min. 10 sec. E 53.14 feet to a point; S 81 deg. 51 min. 15 sec. E 150.05 feet to a point; N 82 deg. 41 min. 24 sec. E 25.76 feet to a point; S 80 deg. 38 min. 02 sec. E 33.85 feet to a point with a curve concave to the south having a central angle of 06 deg. 02 min. 00 sec. a radius of 2829.79 feet and a chord of S 80 deg. 36 min. 13 sec. E 297.84 feet for an arc length of 297.98 feet to a point; S 77 deg. 35 min. 13 sec. E 244.50 feet to the point of beginning, containing 572,508 square feet or 13.14 acres, more or less.

Being the same property conveyed to Chris Pardue from Lillian Dies and Sara Frances Worrell by deed of record in Instrument Number 20010326-0028907, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Central Pike Partners by Quitclaim Deed of record in Instrument No. 20171218-0128745, Register's Office for Davidson County, Tennessee.

Less and except the following property:

Land situated in the 12th Council District of Davidson County, Tennessee, and is more particularly described as follows:

Commencing at the approximate intersection of Central Pike and Valley Grove Drive, thence in a southeasterly direction a distance of 70 feet, more or less, to a iron pin old on the southerly margin of Central Pike, and being the northwest property corner of Central Pike Church, a Tennessee general partnership, by quitclaim deed, of record in instrument number 20100915-0073264, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN),;

thence with said line, South, 07 degrees, 27 minutes, 00 seconds, West, a distance of 283.17 feet to a point on the new division line of record in instrument number 20171218-0128745, R.O.D.C., TN., and being the point of beginning of the property herein described;

thence continuing with said line, South, 76 degrees, 47 minutes, 19 seconds, East, a distance of 212.95 feet to the southeast property corner of Chris Pardue, of record in instrument number 20081023-0106092, R.O.D.C., TN., and being a point on the westerly property line of Bettie J. Winton, Trustee, of record in instrument number 20170516-0048443, R.O.D.C., TN.;

thence with the westerly line, South 06°08'33" West, a distance of 228.40 feet to a point on the northern margin of Interstate 40;

thence with said line, North, 88 degrees, 38 minutes, 51 seconds, West, a distance of 1054.13 feet to a point the southeast property corner of Tennessee Colonnade LLC, a Delaware limited liability company, of record in instrument number 20141229-0118311, R.O.D.C., TN;

thence with said line, North, 07 degrees, 01 minutes, 05 seconds, East, a distance of 355.42 feet to a point;

thence, South, 82 degrees, 58 minutes, 55 seconds, East, a distance of 833.78 feet to the point of beginning of herein described land, having an area of 315,333.16 square feet or 7.24 acres of land more or less;

Boundary and bearing information was taken from a July 20, 2000 ALTA/ACSM Land Title Survey by Crawford Land Surveyors, P.C. and legal description was written on January 7, 2020, under the supervision of Steven C. Matthews, TN. R.L.S. #2352. Project #19142;

Being conveyed to Bettie J. Winton, Trustee from Central Pike Partners, by Quitclaim Deed, of record in Instrument Number 20200109-0003194, Register's Office for Davidson County, Tennessee.

Tract 1 is also described by a metes and bounds legal description as follows:

Land situated in the 12th Council District of Davidson County, Tennessee, and is more particularly described as follows:

Commencing at the approximate intersection of Central Pike and Valley Grove Drive, thence in a southeasterly direction a distance of 70 feet, more or less, to a iron pin old on the southerly margin of Central Pike, and being the northwest property corner of Central Pike Church, a Tennessee general partnership, by quitclaim deed, of record in instrument number 20100915-0073264, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), and being the point of beginning of herein described easement;

thence, South, 07 degrees, 27 minutes, 00 seconds, West, a distance of 283.17 feet to a point on the new division line;

thence with the new line, North, 82 degrees, 58 minutes, 55 seconds, West, a distance of 833.78 feet to the southeast property corner of Tennessee Colonnade LLC, a Delaware limited liability company, of record in instrument number 20141229-0118311, R.O.D.C., TN;

thence, North, 07 degrees, 01 minutes, 05 seconds, East, a distance of 294.97 feet to a point on the southerly margin of Central Pike;

continuing with the southerly margin of Central Pike for seven (7) calls;
thence, South, 87 degrees, 57 minutes, 20 seconds, East, a distance of 36.38 feet to a point;
thence, North, 76 degrees, 49 minutes, 10 seconds, East, a distance of 53.14 feet to a point;
thence, South, 81 degrees, 51 minutes, 15 seconds, East, a distance of 150.05 feet to a point;
thence, North, 82 degrees, 41 minutes, 24 seconds, East, a distance of 25.76 feet to a point;
thence, South, 80 degrees, 38 minutes, 02 seconds, East, a distance of 33.85 feet to a point;
thence with a curve, turning to the right with an arc length of 297.98 feet, with a radius of 2829.79 feet, with a chord bearing of South, 80 degrees, 36 minutes, 13 seconds, East, with a chord length of 297.84 feet to a point;
thence, South, 77 degrees, 35 minutes, 13 seconds, East, a distance of 244.50 feet to the point of beginning, having an area of 257,175.56 square feet, 5.90 acres more or less;

Boundary and bearing information was taken from a July 20, 2000 ALTA/ACSM land title survey by Crawford Land Surveyors, P.C. and legal description was written on November 30, 2019, under the supervision of Steven C. Matthews, TN. R.L.S. #2352. Project #19142;

Being part of the same land conveyed to Central Pike Partners, by Quitclaim Deed, from Chris Pardue, dated December 14, 2017, of record in Instrument Number 20171218-0128745, Register's Office for Davidson County, Tennessee.

TRACT 2

Map and Parcel: 086-0 160.00

A tract of land situated and lying in the 4th Civil District of Davidson County, Tennessee, more fully described as follows:

Beginning at the center of Central Pike and extending along the west line of the lot conveyed to Eugene Whittle 315 South to a stake; thence West parallel with Central Pike 105 feet to a stake; the southwest corner of the original lot; thence North 315 feet to the central of Central Pike; thence East 105 feet along

the Central Pike to the beginning, and being the western most one-half (1/2) of that certain lot of land described in a quitclaim deed executed by W.D. Hall, et al., to J.G. Kent, dated June 15, 1942, and recorded in Book 1129, Page 612, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Central Pike Church, a Tennessee general partnership, from Chad I. Pearman, Trustee under a Trust Agreement dated May 31, 2006, by Quitclaim Deed, of record in Instrument No. 20100915-0073264, Register's Office for Davidson County, Tennessee.

TRACT 3

Map and Parcel: 086-00-0-161.00

Land in Davidson County, Tennessee Being described as follows: Beginning at the center of Central Pike and extending along the west line of Eunice Castleman's property, 315 feet south to a stake; then west parallel with Central Pike, 105 feet to a stake; thence north 315 feet to Central Pike; thence east 105 feet along the Central Pike to the point of beginning.

Being the same property conveyed to Chris Pardue from Christopher C. Akins and wife Cynthia A. Akins, by Warranty Deed, of record in Instrument No. 20081023-0106092, Register's Office for Davidson County, Tennessee.

TRACT 4

Map and Parcel 086-00-0-225.00

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of CASTLEMAN ESTATE, as shown on plat of record in Book 8250, Page 983, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the property conveyed to Wheeler Central Pike Partnership, a Tennessee general partnership, from Virginia Louise Wheeler, by Warranty Deed, of record in Instrument No. 20200401-0035128, Register's Office for Davidson County, Tennessee.

TRACT 5

Map and Parcel: 086-0-00-162.00

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of CASTLEMAN ESTATE, as shown on plat of record in Book 8250, Page 983, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the property conveyed to Chris Pardue from Chad I. Pearman, Trustee under a Trust Agreement dated September 1, 2004, by Quitclaim Deed, of record in Instrument No. 20091117-0105831, Register's Office for Davidson County, Tennessee.

TRACT 6

Map and Parcel: 087-0-00-086.00

LAND in the 13th Councilmanic District (4th Civil District) of Davidson County, Tennessee, more particularly described as follows:

From a point in the southerly margin of Central Pike, said point being the northwesterly corner of the J.W. Hatcher property as of record in Book 3343, Page 35, Register's Office for Davidson County, Tennessee; Thence, south 61°26' 59" west 226.41 feet to the point of beginning; thence, south 27° 4' 47" east 270.71 feet to a point; thence, south 0° 22' 5" east 277.89 feet to a point; thence, north 69° 36' 3" west 498.31 feet to a point; thence, north 3° 44' 33" east 35.95 feet to a point in the southerly margin of Central Pike; thence, around a gradual curve to the left along Central Pike with a delta of 16° 31' 48", a tangent of 188.51 feet and a radius of 1297.50 feet for a distance of 374.28 feet to a point; thence, continuing with the southerly margin of Central Pike north 61° 26' 59" east 328.95 feet to the point of beginning, and containing 4.26 acres, more or less.

Included therein but expressly excluded therefrom is the following described property:

LAND lying and being in the 4th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Murray D. Shanklin Engineering February 24, 1975, as follows, to wit:

Beginning at an existing iron pin in the southerly margin of Central Pike, said point being the northwest corner of the herein described property and the northeast corner of the property conveyed to E.W. Castleman and wife, Bertha Castleman, by deed of record in Book 4259, Page 273, Register's Office for Davidson County, Tennessee; thence, in an easterly direction along the southerly margin of Central Pike a distance of 106.96 feet to an iron pin, thence, leaving Central Pike, south 11° 16' 40" east 72.60 feet to an iron pin; thence, north 84° 45' 20" west 121.77 feet to the point of beginning, containing 0.136 acres, more or less.

Also known as the following:

(SURVEY DESCRIPTION)

Being a parcel of land in the 12th Council District of Davidson County, Tennessee, said parcel being the James A. Boutwell property as recorded in Instrument (INST) #QC-00007362 0000225 Register's Office Davidson County, Tennessee (RODCT), said parcel having a 4170 Central Pike, Nashville, Tennessee 37076 address, said parcel having a parcel ID 08700008600, Davidson County Property Map and being generally described as south of and adjacent to Central Pike, west of S. New hope Road, north of Interstate 40, and east of Old Hickory Boulevard, said parcel being more particularly described as follows:

Beginning at an Iron Rod (Old) in the southerly right-of-way of Central Pike (a 70 foot right-of-way) being the northwest corner of the New Hope Baptist Church Property (Inst. #QC-20131231 0131185), said rod also being located South 64 degrees 08 minutes West for a distance of 633.6 feet from the intersection of the centerlines of said Central Pike and South New Hope Road, said

rod also having Tennessee State Plane Coordinates (NAD 83-TN 4100) of Northing 669831.56, Easting 1795296.92:

Thence, leaving said southerly right-of-way of Central Pike and with the westerly line of said New Hope Baptist Church property South 21 degrees 10 minutes 29 seconds East for a distance of 270.88 feet to an Iron Rod (Old):

Thence, continuing with the westerly line of said New Hope Baptist Church South 05 degrees 55 minutes 38 seconds West for a distance of 278.69 feet to a 5/8" Iron Rod (Old) in the Northeasterly line of the Donna and Bobby Lee Cloyd property (Inst. #QC-19991209 0301338), said rod being the southwest corner of said New Hope Baptist Church property, said rod also having Tennessee State Plane Coordinates of Northing 669301.76, Easting 1795365.98;

Thence, leaving said Church property and with the northeasterly line of said Cloyd property North 63 degrees 24 minutes 47 seconds West for a distance of 480.33 feet to a 3/8" Iron Rod (Old);

Thence, continuing with the northeasterly line of said Cloyd property, North 78 degrees 26 minutes 48 minutes West, passing a concrete monument at 193.35 feet, for a total distance of 195.58 feet to a point, being the southeast corner of the Chris Pardue property (Inst. #QC-20091117 0105831);

Thence, leaving said Cloyd property and with the easterly line of said Pardue property North 05 degrees 22 minutes 04 seconds West for a distance of 71.26 feet to an Iron Rod (old) in the southerly right-of-way of said Central Pike, being the northeast corner of said Pardue property, said Rod having Tennessee State Plane Coordinates of Northing 669626.85, Easting 1794738.15;

Thence, leaving said Pardue property and with the southerly right-of-way of said Central Pike on a curve to the left, having a Radius of 1491.27 feet, an Arc Length of 270.65 feet, a Delta Angle of 10 degrees 23 minutes 55 seconds and being subtended by a Chord Bearing and Distance of North 72 degrees 43 minutes 12 seconds East, 270.28 feet to a point;

Thence, continuing with said right-of-way, North 67 degrees 31 minutes 15 seconds East for a distance of 325.41 feet to the point of beginning, containing 176,193 square feet or 4.045 acres, more or less. Together with and subject to all right of ways, easements, restrictions, covenants, and conveyances of record and not of record.

Being the same property conveyed to Bettie J. Winton, Trustee, from Munoz Holdings, LLC, a Tennessee Limited Liability Corporation, by Special Warranty Deed of record in Instrument No. 20170516-0048443, Register's Office of Davidson County, Tennessee.

TRACT 7

Map 098, Parcel 073.00

Land situated in the 12th Council District of Davidson County, Tennessee, and is more particularly described as follows:

Commencing at the approximate intersection of Central Pike and Valley Grove Drive, thence in a southeasterly direction a distance of 70 feet, more or less, to a iron pin old on the southerly margin of Central Pike, and being the northwest property corner of Central Pike Church, a Tennessee general partnership, by quitclaim deed, of record in instrument number 20100915-0073264, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN),;

thence with said line, South, 07 degrees, 27 minutes, 00 seconds, West, a distance of 283.17 feet to a point on the new division line of record in instrument number 20171218-0128745, R.O.D.C., TN., and being the point of beginning of the property herein described;

thence continuing with said line, South, 76 degrees, 47 minutes, 19 seconds, East, a distance of 212.95 feet to the southeast property corner of Chris Pardue, of record in instrument number 20081023-0106092, R.O.D.C., TN.;

thence with said line, North, 06 degrees, 08 minutes, 33 seconds, East, a distance of 32.11 feet to the southwest corner of lot 2 of Castleman Estates, of record in plat book 8250, page 983, R.O.D.C., TN.;

thence with said line, South, 62 degrees, 48 minutes, 34 seconds, East, a distance of 220.23 feet to a concrete monument;

thence with the southerly lines of lot 2 & 1, South, 74 degrees, 31 minutes, 29 seconds, East, a distance of 94.68 feet to a concrete monument on the southerly line of lot 1;

continuing with the southerly line of lot 1 for the next three (3) calls;
thence, South, 77 degrees, 18 minutes, 25 seconds, East, a distance of 175.60 feet to a concrete monument;

thence, North, 40 degrees, 14 minutes, 32 seconds, East, a distance of 208.25 feet to a point;

thence, North, 32 degrees, 15 minutes, 33 seconds, East, a distance of 163.55 feet to a concrete monument, being the southwest property corner of Bettie J. Winton, Trustee, of record in instrument number 20170516-0048443, R.O.D.C., TN.;

thence with said line, South, 81 degrees, 15 minutes, 42 seconds, East, a distance of 193.38 feet to an iron rod old;

thence with said line, South, 66 degrees, 18 minutes, 39 seconds, East, a distance of 498.13 feet, passing the southwest property corner of New Hope Baptist Church, a Tennessee Non-Profit Corporation, of record in instrument number 2013123-10131185, R.O.D.C., TN. to an iron rod old;

thence with said line, along the southerly line of New Hope Baptist Church, a Tennessee Non-Profit Corporation, South, 79 degrees, 22 minutes, 22 seconds, East, a distance of 94.66 feet to an iron rod old;

thence with said line, South, 83 degrees, 11 minutes, 40 seconds, East, a distance of 193.59 feet to an iron rod old on the westerly margin of New Hope Road;

thence with said margin, with the westerly margin of New Hope Road, South, 04 degrees, 27 minutes, 59 seconds, West, a distance of 151.09 feet to an iron rod old on the northerly margin of interstate 40;

thence with said margin, with the northerly margin of Interstate 40, North, 88 degrees, 59 minutes, 20 seconds, West, a distance of 1629.20 feet to a concrete monument;

thence with said line, North, 88 degrees, 38 minutes, 51 seconds, West, a distance of 1054.13 feet to a point the southeast property corner of Tennessee Colonnade LLC, a Delaware limited liability company, of record in instrument number 20141229-0118311, R.O.D.C., TN;

thence with said line, North, 07 degrees, 01 minutes, 05 seconds, East, a distance of 355.42 feet to a point;

thence, South, 82 degrees, 58 minutes, 55 seconds, East, a distance of 833.78 feet to the point of beginning, having an area of 698,743.55 square feet, 16.04 acres more or less;

Boundary and bearing information was taken from a July 20, 2000 ALTA/ACSM Land Title Survey by Crawford Land Surveyors, P.C. and boundary information was taken from an April 29, 2004 Survey by John D. McCormick, RLS #674, and legal description was written on November 30, 2019, under the supervision of Steven C. Matthews, TN. R.L.S. #2352. Project #19142;

Being the property conveyed to Bettie J. Winton, Trustee, by Quitclaim Deed to Consolidate Tax Parcels, of record in Instrument 202000109-0003195, Register's Office for Davidson County, Tennessee.