22368
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 778434 DEEDWARR
12/22/2021 11:09:51 AM 5 pgs
Fees: $28.00 Taxes: $8,510.00
20211222-0169129

# WARRANTY DEED

**Address New Owner(s):**
The Boat Rack, LLC

**Send Tax Bills to:**
New owner

Map/Parcel: 08600001900 & 08600016600

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Patricia K. Hager, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **The Boat Rack, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A".**

**THIS conveyance is subject to: Taxes for 2022 and subsequent years and any easements, restrictions and zoning regulations which may be applicable.**

This is improved property known as: 304 Old Lebanon Dirt Road, Hermitage, TN 37076
and unimproved property known as: 0 Dodson Chapel Road, Hermitage, TN 37076

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, his heirs and assigns forever; and we do covenant with said GRANTEE that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said GRANTEE, his heirs 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/our hand(s) as on the date shown on the Notary forms.

Patricia K. Hager

Patricia K. Hager

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia K. Hager, the within named bargainors, 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 seal at Nashville, TN, this the 21st day of December, 2021.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $2,300,000.00

Affiant

Subscribed and sworn to before me this 21st day of December, 2021.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

**EXHIBIT "A"** **GF#: 22368**

**Legal Description**

TRACT 1:
Land in the 4th District of Davidson County, Tennessee, being Tract No. 1 described according to a survey made by Robert H. Meade, April 2, 1960, Tract No. 2 described according to a survey made by Robert H. Meade, May 19, 1958 and Tract No. 3 described according to a survey made by Robert H. Meade, March 9, 1957, as follows:

Parcel #1: Beginning at an iron pin in the Old Lebanon Dirt Road at the northwest corner of the property conveyed to Homer Dehoney and wife, by deed from Torrey Wesley Dodson and wife, of record in Book 2750, page 621, Register's Office for said County; thence with said Dehoney's western boundary line, South 7 deg. 5 min. West 904.9 feet to an iron pin, said Dehoney's southwest corner; thence North 76 deg. 29 min. West 149.8 feet to an iron pin; thence North 7 deg. 5 min. East 912.5 feet to an iron pin in said Road; thence with said Road, South 73 deg. 28 min. East 150 feet to the beginning, containing 3 acres, more or less.

Parcel #2: Beginning in the center of the Old Lebanon Dirt Road at the northwest corner of the property conveyed to Cletus Knight and wife, of record in Book 2643, page 442, Register's Office for said County; thence with the center of said Road, North 73 deg. West 50 feet to an iron pin; thence South 7 deg. 05 min. West 904.9 feet to an iron pin; thence South 76 deg. 40 min. East 320 feet, more or less, to the center of Stoners Creek; thence with same, North 3 deg. 30 min. West 230 feet, more or less, and North 6 deg. 23 min. East 282.3 feet, more or less, to the southeast corner of said Knight's property; thence with said Knight's southern boundary line, North 73 deg. West 225 feet, more or less, to said Knight's southwest corner; thence with said Knight's western boundary line, North 7 deg. 05 min. East 392 feet to the beginning, containing 3.76 acres, more or less.

Parcel #3: Beginning in the center of the Old Lebanon Dirt Road at the intersection of the center line of said Road and the center line of Stoners Creek; thence with the center of said Road, North 73 deg. West 225 feet; thence South 7 deg. 05 min. West 392 feet to an iron pin; thence South 73 deg. East 225 feet, more or less, to the center of said Creek; thence with the center of said Creek, North 7 deg. 05 min. East 392 feet to the beginning, containing 2 acres, more or less.

INCLUDED in the foregoing description but SPECIFICALLY EXCLUDED from this conveyance is the following:

Beginning at the point in the southwest boundary of the property, said boundary being common with the Edward L. Payne property, and said point being along the Payne boundary, North 67 deg. 41 min. West 113 feet, more or less, from the center of Stones Creek; thence along the said Payne boundary, North 67 deg. 41 mins. West 285.81 feet to a point; thence North 21 deg. 59 min. 32 sec. West 151.86 feet to a point; thence North 11 deg. 19 min. East 330.83 feet to a point; thence South 22 deg. 41 min. East 153.02 feet to a point; thence South 20 deg. 46 min. 27 sec. East 150.08 feet to a point; thence South 26 deg. 08 min. East 331.60 feet to the point of beginning and containing 1.690 acres and being part of the property conveyed by Homer R. Dehoney and wife, to Larry E. Hager and wife, Claudette M. Hager, of record in Book 4402, page 964, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to the Metropolitan Government of Nashville, Davidson County, Tennessee, by Judgment filed for record in Book 5171, page 613, Register's Office for Davidson County, Tennessee.

INCLUDED but EXPRESSLY EXCLUDED herefrom is the following:
Beginning at an iron rod set in the westerly right-of-way line of Old Hickory

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Boulevard, width varies, at a corner common with the property of Lojac Enterprises, Inc., as of record in Deed Book 7975, page 122, at the Register's Office for Davidson County, Tennessee, said iron rod set being locatedat Northing: 675,752.09; Easting: 1,787,175.56; on the State Plane Coordinate System NAD-83 (1995); thence leaving the westerly right-of-way line of Old Hickory Boulevard, with the northerly property line of Lojac Enterprises, Inc., North 63 deg. 25 min. 07 sec. West, 88.30 feet to an iron rod set; thence with the easterly property line of Lojac Enterprises, inc., North 14 deg. 34 min. 52 sec. East, 115.07 feet to an iron rod set in the westerly right-of-way line of Old Hickory Boulevard; thence with the westerly right-of-way line of Old Hickory Boulevard, South 18 deg. 20 min 04 sec. East, 158.94 feet to the point of beginning, containing 4,969 square feet or 0.114 acres, more or less.
BEING the same property conveyed to Lojac Enterprises, Inc., a Tennessee corporation by deed from Larry E. Hager and wife, Patricia K. Hager, dated March 1, 2007, and recorded at Instrument No. 20070302-0026006, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Larry E. Hager and wife, Claudette M. Hager by Warranty Deed from Homer R. Dehoney and wife, Nadine S. Dehoney, dated March 10, 1970, and filed in Book 4402, pagge 964, Register's Office for said County. Pursuant to a Divorce, No. 67018, an Order divesting title out of Claudette E. Defenbaugh, formerly Claudette E. Hager, into Larry E. Hager, filed in Book 9743, page 30, Register's Office for Davidson County, Tennessee.

Now being part of the same property conveyed to Larry E. Hager and wife, Patricia K. Hager, as joint tenants with right of survivorship, by Quitclaim deed from Larry E. Hager, dated July 27, 1995, and recorded on July 28, 1995, in Book 9743, page 36, Register's Office for Davidson County, Tennessee. The said Larry E. Hager having died on April 21, 2016, with title now vested in Patricia K. Hager as surviving tenant by the entirety.

TRACT 2:
LAND in the 4th Civil District of Davidson County, Tennessee, being described according to a survey by Ray G. Cole, dated December 10, 1980, as follows:
BEGINNING at a point in the center of the Old Lebanon Dirt Road at the intersection of the center line of said road and the centerline of Stoners Creek; thence with the center of said road, South 73 deg. 24 min. East 185 feet to a point; thence continuing with the center of said road, southeastwardly around a curve having a radius of 93.72 feet and a length of 126.5 feet to a point; thence continuing with the center of said road, South 3 deg. 56 min. West 516.69 feet to a point; thence continuing an abandoned section of said roadway, South 3 deg. 44 min. West 258.31 feet to a point in center of Dry Fork Creek; thence with the center of said Creek and Sara Stanford's northerly line, South 76 deg. 31 min. West 284 feet to a point in the center of Stoner's Creek at the intersection of the center line of the two aforementioned creeks; thence along the center line of Stoner's Creek and with Larry Hager's easterly line for the following calls: North 7 deg. 43 min. East 69 feet, North 4 deg. 27 min. West 250 feet, North 6 deg. 38 min. East 283.80 feet; North 9 deg. 01 min. East 393.76 feet to the point of beginning, contained 5.84 acres, more or less.

BEING the same property conveyed to Larry E. Hager by deed from Edward L. Payne and wife, Mary T. Payne, dated February 9, 1981, and recorded on February 11, 1981, in Book 5709, page 728, Register's Office for Davidson County, Tennessee. The said Larry E. Hager died intestate on April 21, 2016, and pursuant to Affidavits of

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**Legal Description**

Heirship filed at Instrument No. 20211206-0161094 and Instrument No. 20211206-0161095, title vests in Patricia K. Hager, Hugh Edward Hager, Paula Jo Buller, Larry Daniel Hager, Penny Joy Hager, Ricky Joseph Thibodeaux, Prudence Jacqueline Thibodeaux, Nicholas Jeremiah Thibodeaux, Russell Glen Aguillard, Wanda Jolynn Sherockman and Daniel Joseph Aguillard as heirs at law of Larry E. Hager.

Title now vests in Patricia K. Hager by Quitclaim Deed from all heirs at law of Larry E. Hager, dated December 20, 2021 and being recorded at Instrument No. 20211222-0169128, Register's Office for Davidson County, Tennessee.