This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-21-0322

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is
$1,100,000.00

Sworn to and subscribed before me this 10th day of January, 2022.

Affiant

Notary Public

KATIE LEE RICE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES JULY 28, 2025

Karen Johnson Davidson County
Batch# 788658 **DEEDWARR**
01/12/2022 12:04:32 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00

20220112-0004283

Address of New Owner:
Joelton TC Ventures, LLC
FL2, 2925 Berry Hill Dr.
Nashville TN 37204

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
021-00-0-016.0000

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joe N. Smith, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joelton TC Ventures, LLC, a Tennessee limited liability company,** hereinafter called the Grantees, its successors and/or assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, CITY OF JOELTON, BEING BOUNDED ON THE NORTH BY JOE N. SMITH, ON THE EAST BY EATONS CREEK ROAD, ON THE SOUTH BY BAGGETT SUBDIVISION, SECTION TWO AND LANDIS W. HICKS AND ON THE WEST BY LANDIS WAYNE HICKS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) AT AN OFFSET ON THE WESTERLY RIGHT-OF-WAY LINE OF EATONS CREEK ROAD, RIGHT-OF-WAY WIDTH VARIES; SAID IRON BEING SITUATED 5.00 FEET, MORE OR LESS, EAST OF THE NORTHEASTERLY PROPERTY CORNER FOR LOT NO. 4 AS SHOWN ON THE FINAL PLAN OF BAGGETT SUBDIVISION, SECTION TWO AS OF RECORD IN PLAT BOOK 4595, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO BEING THE SOUTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID EATONS CREEK ROAD, SOUTH 89 DEGREES 54 MINUTES 42 SECONDS WEST, 5.03 FEET TO AN IRON ROD (SET) AT THE NORTHEASTERLY PROPERTY CORNER OF SAID LOT NO. 4, BAGGETT SUBDIVISION, SECTION TWO; THENCE,

2. WITH THE NORTHERLY BOUNDARY LINE OF SAID BAGGETT SUBDIVISION, SECTION TWO, SOUTH 89 DEGREES 54 MINUTES 42 SECONDS WEST, 255.77 FEET TO AN IRON ROD (FOUND); THENCE,

3. NORTH 89 DEGREES 08 MINUTES 06 SECONDS WEST, 176.02 FEET TO AN IRON ROD IN CONCRETE (FOUND); THENCE,

4. SOUTH 08 DEGREES 32 MINUTES 19 SECONDS WEST, 9.09 FEET TO AN IRON ROD (FOUND) AT THE NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO LANDIS W. HICKS (TAX MAP 21, PARCEL 14.00) AS OF RECORD IN INSTRUMENT NO. 20180329-0029751, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

5. WITH THE NORTHERLY PROPERTY LINE OF SAID LANDIS W. HICKS, NORTH 72 DEGREES 41 MINUTES 30 SECONDS WEST, 249.99 FEET TO AN IRON ROD (FOUND) IN THE EASTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO LANDIS WAYNE HICKS (TAX MAP 21, PARCEL 13.00) AS OF RECORD IN DEED BOOK 5463, PAGE 962, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

6. WITH THE EASTERLY PROPERTY LINE OF SAID LANDIS WAYNE HICKS, IN PART, NORTH 05 DEGREES 27 MINUTES 07 SECONDS EAST, 709.36 FEET TO A CONCRETE MONUMENT (FOUND) AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JOE N. SMITH (TAX MAP 21, PARCEL 19.00) AS OF RECORD IN INSTRUMENT NO. 20050505-0050805, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

7. WITH THE SOUTHERLY PROPERTY LINE OF SAID JOE N. SMITH, SOUTH 83 DEGREES 51 MINUTES 27 SECONDS EAST, 707.28 FEET TO AN IRON ROD (SET) IN THE WESTERLY PROPERTY LINE OF LOT NO. 2 AS SHOWN ON THE FINAL PLAN OF MEADOWLARK ESTATES AS OF RECORD IN PLAT BOOK 3842, PAGE 89, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

8. WITH THE WESTERLY PROPERTY LINE OF SAID LOT NO. 2, MEADOWLARK ESTATES, IN PART, SOUTH 07 DEGREES 16 MINUTES 33 SECONDS WEST, PASSING THROUGH A CONCRETE MONUMENT (FOUND) AT 16.84 FEET, BEING THE SOUTHWESTERLY PROPERTY CORNER OF SAID LOT NO. 2, FOR A TOTAL DISTANCE OF 175.07 FEET TO AN IRON ROD (FOUND) IN THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO ROBERT A. HALL AND DOVIE ANN HOLT AS OF RECORD IN DEED BOOK 8084, PAGE 864, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

9. WITH THE WESTERLY PROPERTY LINE OF SAID ROBERT A. HALL AND DOVIE ANN HOLT, NORTH 85 DEGREES 34 MINUTES 40 SECONDS WEST, 7.07 FEET TO AN IRON ROD (FOUND); THENCE,

10. SOUTH 06 DEGREES 51 MINUTES 15 SECONDS WEST, 83.28 FEET TO AN IRON ROD IN CONCRETE (FOUND) AT THE NORTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JOE N. SMITH (TAX MAP 21, PARCEL 17.00) AS OF RECORD IN DEED BOOK 10132, PAGE 480, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

11. WITH THE WESTERLY PROPERTY LINE OF SAID JOE N. SMITH, SOUTH 07 DEGREES 29 MINUTES 23 SECONDS WEST, 125.30 FEET TO AN IRON ROD (FOUND), BEING THE SOUTHWESTERLY PROPERTY CORNER OF SAID JOE N. SMITH; THENCE,

12. WITH THE SOUTHERLY PROPERTY LINE OF SAID JOE N. SMITH, SOUTH 53 DEGREES 24 MINUTES 52 SECONDS EAST, 51.69 FEET TO AN IRON ROD (SET) IN THE WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED EATONS CREEK ROAD; THENCE,

13. WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID EATONS CREEK ROAD, SOUTH 22 DEGREES 51 MINUTES 42 SECONDS WEST, 42.83 FEET TO AN IRON ROD (SET); THENCE,

14. IN A SOUTHWESTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 20 MINUTES 59 SECONDS, A RADIUS OF 790.00-FEET, FOR AN ARC LENGTH OF 184.07 FEET TO AN IRON ROD (SET); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 16 DEGREES 11 MINUTES 13 SECONDS WEST, 183.65 FEET; THENCE,

15. SOUTH 09 DEGREES 30 MINUTES 43 SECONDS WEST, 72.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 509,101 SQUARE FEET OR 11.69 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2021.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOE N. SMITH BY WARRANTY DEED FROM JOE N. SMITH, TRUSTEE UNDER THE SUPPLEMENTAL NEEDS TRUST OF ALMA N. SMITH, A FORTY PERCENT (40%) SHARE; JOE N. SMITH, A THIRTY PERCENT (30%) SHARE; AND JOY PATTERSON, A THIRTY PERCENT (30%) SHARE OF RECORD IN INSTRUMENT NO. 20050505-0050805, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 30, 2005 AND RECORDED ON MAY 05, 2005.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOE N. SMITH AND JOY S. CARLISLE, f/k/a JOY PATTERSON BY QUITCLAIM DEED FROM JOE N. SMITH, TRUSTEE UNDER THE SUPPLEMENTAL NEEDS TRUST OF ALMA N. SMITH, OF RECORD IN INSTRUMENT NO. 20060203-0013489, REGISTER'S OFFICE

FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 31, 2006 AND RECORDED ON FEBRUARY 03, 2006.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOE N. SMITH BY WARRANTY DEED FROM JOE N. SMITH, A FIFTY PERCENT (50%) SHARE, AND JOY S. CARLISLE, A FIFTY PERCENT (50%) SHARE OF RECORD IN INSTRUMENT NO. 20060203-0013490, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 31, 2006 AND RECORDED ON FEBRUARY 03, 2006.

This is improved property known as **6289 Eatons Creek Rd., Joelton TN, 37080.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 10 day of January, 2022.

Joe N. Smith

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Joe N. Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of January, 2022.

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023

Notary Public
My Commission Expires: