...n to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-TWG-210

Karen Johnson Davidson County
Batch# 788729 DEEDWARR
01/12/2022 01:05:15 PM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20220112-0004389

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Robert Eugene Edmondson, Executor of the Estate of Roger Coleman Brown

TO: BAD Properties, LLC
400 River Rouge Ct
Nashville, TN 37209

MAP & PARCEL:
058-00-0-216.00 (Parcel 1)
058-00-0-202.00 (Parcel 2),
058-00-0-238.00 (Parcel 3)

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Robert Eugene Edmondson, Executor of the Estate of Roger Coleman Brown, Grantor herein; have bargained and sold and by these presents do convey unto BAD Properties, LLC, a Tennessee Limited Liability Company, Grantee herein, its successors and assigns, the following described property:

Parcel 1

Land located in the 1st Council District of Davidson County, Tennessee, being Tract Two of the boundary survey of a portion of the E.R. Rutherford property of James E. McAleer, Jr. dated December 15, 1995, and being more particularly described as follows:

Beginning at a point in the centerline of Eatons Creek, said point being in the southerly right of way of Briley Parkway and the northwesterly earner of lands convoyed to E. R. Rutherford, as of record in Book 9022, Page 419, thence leaving said creek and with the southerly margin of Briley Parkway the following calls: North 68 deg. 39' 57" East, passing an iron pin at 50.00 feet, in all a total distance of 278.19 feet to a point; North 57 deg. 23' 23" East 202.24 feet to a point; North 73 deg. 45' 33" East 259.30 feet to a point; North 62 deg. 53' 59" East 154.58 feet to a point; North 54 deg. 20' 21" East 464.04 feet to a point; North 61 deg. 58' 18" East 257.41 feet to a point; North 59 deg. 12' 35" East 201.18 feet to a point; North 44 deg. 42' 50" East 253.67 feet to a point; North 70 deg. 57' 44" East 377.05 feet toe point; North 67 deg. 00' 10" East 120.95 feet to an iron pin in the westerly line of Gloria Luttrell, et al, as of record in Book 4200, Page 983; thence with said westerly line South 18 deg. 30' 40" East 94.66 feet to an iron pin; thence South 05 deg. 04' 53" West 1,418.99 feet to an iron pin in Lila Spencer's northerly line, as of record in Book 9022, Page 419; thence with said northerly line and the northerly line of Elsie Carrington North 85 deg. 06' 01" West 1,013.13 feet to an iron pin; thence North 84 deg. 58' 41" West 205.00 feet to an iron pin; thence leaving said northerly line with the following calls: North 07 deg. 28' 25" West 471.25 feet to an iron pin; thence South 62 deg. 53' 59" West 171.14 feet to an iron pin; thence South 73 deg. 45' 33" West 254.37 feet to an iron pin; thence South 57 deg. 23' 23" West 197.68 feet to an iron pin; thence South 68 deg. 39' 57" West, passing an iron pin at 262.36 feet, in all a total distance of 312.36 feet to a point in the centerline of Eatons Creek; thence with the centerline of said creek North 07 deg. 51' 39" West 103.86 feet to the point of beginning and containing 35.10 acres, more or less.

Parcel 2

Situated in the 1st Council District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument in the easterly margin of Easton* Creek Road, said point also being in the southerly margin of Briley Parkway, thence leaving said road and with the southerly margin of Briley Parkway North 67 deg. 51' 21" Est 55.84 feet too point in the centerline of Eatons Creek; thence with the centerline of Batons Creek South 07 deg. 51' 39" East 121.45 feet to a point; thence leaving said creek South 89 deg. 21' 17" West 49.86 feet to an iron pin in the easterly margin of Eaton! Creek Rood; thence with said margin North 10 deg. 29' 14" West 101.51 feet to the point of beginning and containing 0.13 acres, more or less.

Being the same property conveyed to ROGER C. BROWN, by deed from E. R. RUTHERFORD, UNMARRIED, of record in Book 9969, page 639, dated March 5, 1996, Register's Office of Davidson County, Tennessee. Roger C. Brown died testate on or about July 27, 2021. Pursuant to the terms of the will of record in Docket No. P-3436 in the Chancery Court for Cheatham County, Tennessee, and Instrument No. 20211206-0161235, Register's Office of Davidson County, Tennessee, said property is to be administered as part of the probate estate. Robert Eugene Edmondson was appointed Executor of the Estate of Robert C. Brown pursuant to his will of record in the Chancery Court for Cheatham County, Tennessee, Docket No. P-3436.

Parcel 3

A certain tract or parcel of land located in the 1st Council District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the southerly line of a 5.01 acre tract, said point being South 84 degrees 58'41" East 573.70 feet from the southwesterly corner of said 5.01 acre tract, as of record in Book __ , Page ___, (Preparer's Note for further clarification: said southwesterly corner also being the southwesterly corner of the 40.11 acre tract described in the deed to E.R. Rutherford of record in Book 8835, page 188, said Register's Office, said corner lying in the centerline of Eaton's Creek and being Elsie Carrington's northwesterly corner in the deed of record at Book 1148, page 537 (now owned by Carrington Place, LLC as described of record at Instrument No. 20190308-0021464, said Register's Office)), thence leaving said southerly line North 16 degrees 51' 33" East 81.47 feet to an iron pin; thence North 33 degrees 43' 07" West 252.29 feet to an iron pin in the northerly line of said 5.01 acre tract; thence with the northerly and easterly lines of said tract the following calls: North 73 degrees 45' 33" East 254.37 feet to an iron pin; North 62 degrees 53' 59" East 171.74 feet to an iron pin; South 07 degrees 28' 25" East 471.25 feet to an iron pin at the southeasterly corner of said 5.01 acre tract, said point being in the northerly line of Else Carrington, as of record in Book 1148, Page 537; thence with Carrington's northerly line North 84 degrees 58' 41" West 353.30 feet to the point of beginning and containing 3.05 acres, more or less.

Being a portion of the same property conveyed to E. R. RUTHERFORD, by deed from HAROLD CORNELIUS GLAUS, LINDA GAIL GLAUS, MARRIED AND CLARA B. GLAUS, AS TO HER LIFE ESTATE, of record in Book 8835, page 188, dated January 5, 1993, Register's Office of Davidson County, Tennessee. Being further conveyed to ROGER C. BROWN, by quitclaim deed from E. R. RUTHERFORD, of record in in Instrument No. 20020304-0026933, dated March 4, 2002, said Register's Office. Roger C. Brown died testate on or about July 27, 2021. Pursuant to the terms of the will of record in Docket No. P-3436 in the Chancery Court for Cheatham County, Tennessee, and Instrument No. 20211206-0161235, Register's Office of Davidson County, Tennessee, said property is to be administered as part of the probate estate. Robert Eugene Edmondson was appointed Executor of the Estate of Robert C. Brown pursuant to his will of record in the Chancery Court for Cheatham County, Tennessee, Docket No. P-3436.

This conveyance is subject to the lien of 2022 Davidson County property taxes which have been prorated and payment of which is assumed by grantee herein. This conveyance is also subject to all other matters of record.

This is unimproved property lying on Eatons Creek Road, Nashville, TN 37218 and these are the same descriptions as the prior deeds of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. The Estate does covenant with Grantee that the Estate is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. The Estate does further covenant and bind itself and its successors and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 5th day of January, 2022.

Robert E Edmondson Executor
Robert Eugene Edmondson, Executor of
the Estate of Roger Coleman Brown

STATE OF TENNESSEE

COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Robert Eugene Edmondson, Executor of the Estate of Roger Coleman Brown**, the within named bargainor, 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 the 5th day of January, 2022.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 7/26/25

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $749,000.00.

Affiant

SWORN to and subscribed before me,

this the 6th day of January, 2022.

NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2024

My commission expires: 7/9/24