Karen Johnson Davidson County
Batch# 813889 DEEDWARR
03/02/2022 12:46:30 PM 7 pgs
Fees: $38.00 Taxes: $11,100.00
20220302-0023746

Prepared by:

Steltemeier and Westbrook, PLLC
220 Second Avenue South
Franklin, Tennessee 37064

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

Affiant

Subscribed and sworn to before me this 17th day of February, 2022.

Notary Public

My Commission Expires: 7/3/23

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023

20-0241

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cato Road Development Partners, LLC c/o 2021 Richard Jones Rd., #220 Nashville, TN 37215		068-00-0-085.00 057-00-0-119.00 057-00-0-120.00 057-00-0-121.00 057-00-0-055.00 057-00-0-056.00 057-00-0-058.00 068-00-0-062.00

WARRANTY DEED

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,

Jeff Overby, Executor of the Estate of James R. Overby,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Cato Road Development Partners, LLC, a Tennessee limited liability company,

hereinafter called the GRANTEE, its successors and assigns, the following tracts or parcels of land located in Davidson County, State of Tennessee, to-wit:

TRACT 1:

Land situated in the 13th Civil District of Davidson County, Tennessee, being a strip of land as extended by scale drawing marked "50-Foot Right-of-Way" on a 1973 survey by Jack R. Underwood, RLS No. 420, address unknown, and being more particularly described as follows:

Beginning at a monument in the North margin of the right-of-way for Hyde's Ferry Pike, said point being in the South line of Tract No. 4 on said survey; thence around a curve to the left with delta being 77 degrees 43 minutes 10 seconds, radius being 62.055 feet, chord length being 62.742 feet and tangent being 50.00 feet to a monument; thence with the East line of Tract No.4 on said survey passing a T.V.A. transmission line easement and the Northeast corner of said Tract No. 4, North 15 degrees 30 minutes 55 seconds East 1185.58 feet to a point; thence South 72 degrees 35 minutes 40 seconds East approximately fifty-feet to a point; thence passing the Northwest corner of Tract No. 5 on said survey and a TVA transmission line easement, South 15 degrees 30 minutes 55 seconds West 1170.13 feet to a monument; thence around a curve to the left with delta being 102 degrees 16 minutes 50 seconds, radius being 40.287 feet, chord being 77.869 feet and tangent being 50 feet to a monument in the northerly margin of the right-of-way for Hyde's Ferry Pike; thence in a westerly direction with said margin of said right-of-way 150.00 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE:

Beginning at a point in the existing northerly margin of State Route 12, 37 feet, more or less, from centerline station 249+92.33; thence, with said existing northerly margin and a curve concave to the North having a radius of 5695.88 feet for a length of 50.80 feet to a point in the westerly line of subject tract 38 feet, more or less, from centerline station 250+43.21; thence, with said westerly line of subject tract, North 13 degrees 18 minutes 52 seconds East, 14.13 feet to a point in the proposed northerly margin, 52 feet from centerline station 250+36.11; thence, with said proposed northerly margin and a curve concave to the North having a radius of 5677.58 feet for a distance of 50.89 feet to a point in the easterly line of subject tract 52 feet from centerline station 249+84.76; thence, with said easterly line of subject tract, South 13 degrees 18 minutes 52 seconds West, 14.94 feet to the beginning, containing 732 square feet.

TRACT 2:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Being Tract No. 4 of Melton Property of a 1973 survey by Jack R. Underwood, R.L, S. No. 420, and being more particularly described as follows: Beginning at a concrete monument in the northern margin of Old Hyde's Ferry Pike, said point being the Southwest corner of this tract and the Southeast corner of Tract No. 3 on said survey; thence with the East line of said Tract No. 3, North 80° 36' 29" East 914.81 feet to a fence stake or post being the Northwest corner of this tract and the Northeast corner of said Tract No. 3; thence South 86° 45' East 326.43 feet to a point in the western margin of a 50-foot right-of-way lying between this tract and Tract No. 5 on said survey; thence with said margin of said right-of-way South 15° 30' 55" West 935.58 feet to a point at the intersection of said margin of said right-of-way and said northern margin of the right-of-way for Hyde's Ferry Pike; thence with said margin of said Pike in a westerly direction 212.97 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE:

Beginning at a point In the existing northerly margin of State Route 12, 38 feet more or less, from centerline station 250+43.21; thence, with said existing northerly margin and a curve concave to the North having a radius of 5695.88 feet for a length of 193.27 feet to a point in the westerly line of subject tract, 41 feet, more or less, from centerline station 252+34.50; thence, with said westerly line, North 10 degrees 06 minutes 18 seconds East, 11.06 feet to a point in the proposed northerly margin 52 feet from centerline station 252+32.13; thence, with said proposed northerly margin and a curve concave to the North having a radius of 5677.58 feet for a length of 194.24 feet to a point in the easterly line of subject tract 52 feet from centerline station 250+36.11; thence, with said easterly line, South 13 degrees 18 minutes 52 seconds West, 14.13 feet to the beginning, containing 2428 square feet.

TRACT 3:

Land in the 13th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at the end of a 50-foot right-of-way and in the West line of a 4.1 acre tract conveyed to Grantee by deed of even date herewith; thence with said line, North 15° 30' 55" East 260 feet to a point, the Northwest corner of said 4.1 acre tract and the Northeast corner of this tract; thence with the original Martin-Melton North line, North 72° 35' 40" West 1090 feet to a point; thence South 6° 57' 33" West 270 feet to a point; thence South 72° 35' 40" East 1030 feet to the point of beginning.

TRACT 4:

Land in the 13th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the easterly margin of a 50-foot road, the SW corner of this tract; thence N 15° 30' 55" E 545 feet to a point, the NW corner of this tract; thence S 72° 35' 40" E 350 feet to a point, the NE corner of this tract; thence S 12° 27' 44" W 455.18 feet to a point, the SE corner of this tract; thence N 86° 45" W 387.1 feet to the point of beginning.

TRACT 5:

Land in the 13th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the West margin of a 50-foot right-of-way, said point being the Northeast corner of Tract No. 4, containing 5.66 acres more or less of a 1973 survey by Georama Land Surveying, said tract having been heretofore conveyed to Grantee herein, said point also being North 15° 30' 55" East 935.58 feet from the intersection of the North right-of-way line of Hyde's Perry Pike and the West margin of said 50-foot right-of-way; thence North 15° 30' 55" East 300 feet to a point; thence North 72° 35'. 40" West 1030 feet to a point; thence South 6° 57' 33" West 520 feet to a point; the Northwest corner of Tract 2, thence South 86° 45' East 939.91 feet to the point of beginning.

TRACTS 6, 7 and 8:

Land in Davidson County, Tennessee, being Lots Nos. 2, 3 and 4 on the Plan of The Robert Cato Farm Subdivision, as shown on the plat of record in Plat Book 421, Page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made, and being more particularly described as follows:

Beginning at the Northwest corner of Lot #1 of the Robert Cato Farm Subdivision, Plat Book 421, Page 85, RODC, thence South 39 deg. 30 min 07 sec. West, 306.48 feet to a point; thence South 37 deg. 43 min 23 sec. West, 1977.11 feet to a point; thence North 72 deg. 22 min 58 sec. West, 66.01 feet to a point; thence North 71 deg. 15 min 09 sec. West, 439.31 feet to a point; thence North 72 deg. 59 min. 48 sec. West, 50.19 feet to a point; thence North 71 deg. 49 min 29 sec. West, 395.22 feet to a point; thence North 5 deg. 17 min 46 sec. East, 287.30 feet to a point; thence North 5 deg. 56 min 55 sec. East, 123.93 feet to a point; thence North 7 deg. 33 min 11 sec. East, 522.60 feet to a point; thence North 6 deg. 58 min. 23 sec. East, 338.04 feet to a point; thence North 84 deg. 17 min, 17 sec. West, 464.98 feet to a point; thence North 7 deg. 25 min 14 sec. East,

253.80 feet to a point; thence North 2 deg. 24 min 37 sec. East, 73.52 feet to a point; thence North 8 deg. 48 min 10 sec. East, 224.10 feet to a point; thence North 0 deg. 52 min 32 sec. East, 139.56 feet to a point; thence North 84 deg. 49 min 01 sec. West, 304.21 feet to a point; thence North 82 deg. 33 min 34 sec. West, 106.36 feet to a point; thence North 83 deg. 18 min 53 sec. West, 204.94 feet to a point; thence North 84 deg. 54 min 13 sec. West, 591.33 feet to a point; thence North 85 deg. 28 min 28 sec. West, 316.12 feet to a point; thence North 84 deg. 00 min 06 sec. West, 121.80 feet to a point; thence North 85 deg. 37 min 37 sec. West, 173.87 feet to a point; thence North 87 deg. 05 min. 03 sec. West, 97.98 feet to a point; thence North 14 deg. 48 min 14 sec. West, 387.75 feet to a point; thence North 21 deg. 30 min 10 sec. East, 759.00 feet to a point; thence North 6 deg. 43 min 16 sec. West, 475.20 feet to a point; thence North 23 deg. 47 min 08 sec. East, 449.33 feet to a point; hence South 88 deg. 44 min 28 sec. East, 441.72 feet to a point; thence South 83 deg. 37 min 59 sec. East, 368.68 feet to a point; thence North 89 deg. 02 min 35 sec. East, 98.51 feet to a point; thence South 82 deg. 56 min 42 sec. East, 424.19 feet to a point; thence South 94 deg. 21 min 56 sec. East 905.32 feet to a point; thence South 84 deg. 21 min 56 sec. East, 70.70 feet to a point; thence South 66 deg. 35 min 39 sec. East, 18.90 feet to a point; thence with a curve to the right, having a radius of 1125.92, a distance of 357.97 feet to a point; thence South 48 deg. 22 min 41 sec. East, 348.48 feet to a point; thence with a curve to the left, having a radius of 306.48, a distance of 213.58 feet to a point; thence South 88 deg. 18 min 22 sec. East, 134.05 feet to a point; thence with a curve to the right, having a radius of 266.48, a distance of 259.45 feet to a point; thence South 32 deg. 31 min 21 sec. East, 241.55 feet to a point; thence with a curve to the right, having a radius of 696.20, a distance of 152.50 feet to a point; thence South 19 deg. 58 min 19 sec. East, 135.97 feet to a point; thence with a curve to the left, having a radius of 1165.92, a distance of 364.47 feet to a point; thence South 37 deg. 52 min 58 sec. East, 142.91 feet to a point; thence with a curve to the right, having a radius of 696.20, a distance of 484.16 feet to a point; thence South 1 deg. 57 min 44 sec. West, 228.88 feet to a point; thence with a curve to the left, having a radius of 306.48, a distance of 243.32 feet to the true point of beginning.

All of the above tracts being the same property conveyed to James R. Overby, a single person, by Successor Administrator's Deed dated June 13, 2018 from Michael Castellarin, Successor Administrator for the Estate of Charles Samuel Huddleston, Sr., recorded June 18, 2018 at Instrument No. 20180618-0058348, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is unimproved property located on **Ashland City Highway & Cato Road, Nashville, TN 37219.**

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, its successors and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 17th day of February, 2022.

Estate of James R. Overby

By: _____
Jeff Overby, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, Jeff Overby, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Executor of the Estate of James R. Overby, and who further acknowledged that he, as such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate by himself as such Executor.

Sworn to and subscribed before me this 17th day of February, 2022.

_____
Notary Public – Larry N. Westbrook

My Commission Expires: 3/26/2025

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

(Notarial Seal)

TRUE COPY CERTIFICATION

I, Larry N. Westbrook, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this is a true and exact copy of the original document executed and authenticated according to law on February 17, 2022.

Signature – Larry N. Westbrook

Date: February 18, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18th day of February, 2022.

Notary Public

My Commission Expires: 8/27/23

MELISSA A SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY