Karen Johnson Davidson County
Batch# 814800 DEEDWARRSP
03/03/2022 11:40:30 AM 4 pgs
Fees: $23.00 Taxes: $11,272.67
20220303-0024375

ADDRESS NEW OWNER: Hooper Property, LLC
PO Box 60100
Nashville TN 37206

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 09800009300

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **KDS Investments General Partnership, a Tennessee general partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Hooper Property, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Being the same property conveyed to KDS Investments General Partnership, a Tennessee general partnership, from Wanda C. Baker, married and J. David Baker, by Warranty Deed recorded on March 31, 2016, in Instrument No. 20160331-0030671, Register's Office for Davidson County, Tennessee.

This is property with a common address of 0 Earhart Rd. (69.76 acres), Mt. Juliet, TN 37122.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid for by the Grantor at closing.
(2) Restrictive Covenants of record in Book 4140, Page 89, said Register's Office for Davidson County, Tennessee.
(3) Rights of ingress and egress of adjacent property owners of record in Book 4140, Page 89, said Register's Office.
(4) Agreement in Settlement of Boundary Dispute of record in Book 11252, Page 540, said Register's Office.
(5) Memorandum of Purchase Agreement of record in Instrument No. 20150612-0056045, said Register's Office. See Termination of record in Instrument No. 20160331-0030670, said Register's OFfice.
(6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210916-0124905, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

Grantors for itself and its successors, do covenant with the said Grantee, its heirs, successors and assigns, that it has not made, done, executed or suffered any act or thing whereby the above-described premises or any part thereof now or at anytime hereafter, shall or may be imperiled, charged or encumbered in any manner.

Grantor further covenants and binds itself, its representatives and assigns, to warrant and forever defend the title to the said premises to the Grantee, their heirs, successors and assigns, against the lawful claims of all parties claiming by, through or under it, but no further otherwise.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of February 2022.

KDS Investments General Partnership, a Tennessee general partnership

By: _____
Steven R. Griffith, Trustee of the "Steven R. Griffith Irrevocable Trust, dated December 9, 2016," General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Steven R. Griffith, Trustee of the "Steven R. Griffith Irrevocable Trust, dated December 9, 2016,"** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is a General Partner of KDS Investments General Partnership, a Tennessee general partnership, the within named bargainor, and as such authorized General Partner, being given the authority to so do, executed the within instrument on behalf of KDS investments General Partnership by signing its name as such authorized General Partner as said bargainor's free act and deed.

Witness my hand and official seal at office this 28th day of Feb 2022.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $3,046,667.00.

_____
Affiant

Subscribed and sworn before me this 28th day of February 2022.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2106-127

EXHIBIT A

Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron rod in the easterly right of way of Earhart Road, at the southwestern corner of the Phillip Sutton property as described in Deed Book 11252 Page 543 RODC., said point being the northwestern corner of the herein described tract;

Thence, leaving said right of way, with Sutton's south line, South 81 degrees 30 minutes 55 seconds East, 857.80 feet to an iron rod found;

Thence, North 08 degrees 26 minutes 51 seconds East, 174.48 feet to an iron rod;

Thence, South 82 degrees 45 minutes 06 seconds East, 259.89 feet to an iron rod found;

Thence, South 82 degrees 40 minutes 21 seconds East, 620.42 feet to an iron rod found;

Thence, South 83 degrees 50 minutes 09 seconds East, 174.57 feet to an iron rod;

Thence, South 81 degrees 17 minutes 42 seconds East, 588.22 feet to an iron rod found;

Thence, South 81 degrees 23 minutes 46 seconds East, 337.82 feet to an iron rod;

Thence, South 08 degrees 06 minutes 32 seconds West, 1822.28 feet to an iron rod found;

Thence, South 85 degrees 14 minutes 48 seconds West, 47.56 feet to an iron rod found;

Thence, North 81 degrees 09 minutes 28 seconds West, 302.255 feet to an iron rod found;

Thence, North 81 degrees 02 minutes 43 seconds West, 293.315 feet to an iron rod;

Thence, North 84 degrees 03 minutes 54 seconds West, 195.89 feet to an iron rod found;

Thence, North 83 degrees 35 minutes 27 seconds West, 208.205 feet to an iron rod found;

Thence, North 07 degrees 50 minutes 46 seconds East, 900.13 feet to an iron rod found;

Thence, North 83 degrees 42 minutes 38 seconds West, 899.75 feet to an iron rod found;

Thence, North 08 degrees 02 minutes 10 seconds East, 209.17 feet to an iron rod;

Thence, North 08 degrees 02 minutes 05 seconds East, 149.37 feet to an iron rod found;

Thence, North 08 degrees 22 minutes 42 seconds East, 144.08 feet to an iron rod at the northeast corner of the Albert Rychen property as described in Deed Book 5663 Page 701 RODC

Thence, with Rychen's north line, North 82 degrees 29 minutes 27 seconds West, 900.00 feet to an iron rod in the easterly right of way of Earhart Road;

Thence, with said right of way, North 07 degrees 24 minutes 45 seconds East, 177.67 feet to an iron rod;

Thence, with a curve to the right having a Delta Angle of 12 degrees 35 minutes 36 seconds, a Radius of 539.50 feet, an Arc Length of 118.58 feet, a Chord Bearing of North 13 degrees 42 minutes 33 seconds East, and a Distance of 118.345 feet to the point of beginning and containing 69.867 acres.

According to a survey by Steve Delle, Delle Land Survey Company, Inc., dated February 6, 2007, TN License #1710.

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on February 28th, 2022 (date of document).

Cindy S. Smith, Affiant

3/1/2022

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of March, 2022.

Notary

MY COMMISSION EXPIRES:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022