Karen Johnson Davidson County
Batch# 814846 DEEDWARR
03/03/2022 12:22:30 PM 4 pgs
Fees: $23.00 Taxes: $4,551.00
20220303-0024444

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Cheatham

The actual consideration or value, whichever is greater for this transfer is: $1,230,000

Affiant Signature

Subscribed and sworn to ~~before me~~ on this the 16 day of Feb, 2022.

Notary Public

My Commission expires 3 / 27 / 22

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Dedicated Investments, LLC
113 North Vine Street,
Ashland City, TN 37015
SEND TAX BILLS TO:
Dedicated Investments, LLC
113 North Vine Street,
Ashland City, TN 37015
SEND TAX BILLS TO:

MAP AND PARCEL NUMBER: Tax ID #: 042-16-0-190.00, 042-16-0-243.00, 042-16-0-187.00 & 042-16-0-185.00

WARRANTY DEED

22NT00128

Effective the 16 Day of Feb, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Big South Ventures, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dedicated Investments, LLC, a Tennessee Limited Liability Company**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Tract I: (Commonly known as 101 Woodruff Street, Madison, TN 37115)

Land in Davidson County, Tennessee, being the North 38 feet of the South 100 feet of Lot Nos. 31 and 32 on the Map of Douglas Levine Subdivision at Madison, Tennessee, of record in Plat Book 547, Page 44, Register's Office for Davidson County, Tennessee.

Said parts of said lots front 38 feet on the westerly side of a 15-ft. unnamed roadway, which roadway runs south from Woodruff Street, and runs back between parallel lines 100 feet to the east line of Lot No. 30.

Tract II: (Commonly known as 109 Woodruff Street, Madison, TN 37115)

Tract 1: Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated November 5, 1986, and known as Job No. 86-829, more particularly described as follows:

Beginning at an iron pin set in the west margin of a 15' alley, said iron pin being South 12 degrees 00' 00" West 238.00 feet from the intersection of the south margin of Woodruff Street with the east margin of said 15' Alley as shown on the Plat of Douglas Levine Subdivision of record in Plat Book 547, Page 44, Register's Office for Davidson County, Tennessee; thence South 12 degrees 00' 00" West 62.00 feet with the east line of Lot No. 32 to an iron pin set in the east margin of said alley, the southeast corner of Lot No. 32; thence with the south lines of Lot Nos. 32 and 31, North 78 degrees 00' 00" West 100.00 feet to an iron pin set at the southwest corner of Lot No. 31; thence North 12 degrees 00' 00" East 100.00 feet to an iron pin set; thence severing Lot Nos. 31 and 32 with the next three calls: South 78 degrees 00' 00" East 22.00 feet to an iron pin set; thence South 12 degrees 00' 00" West 38 feet to an iron pin set; thence South 78 degrees 00' 00" East 78.00 feet to the point of beginning, containing 7,036 square feet, more or less.

Tract 2: Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated November 5, 1986, and known as Job No. 86-829, more particularly described as follows:

Beginning at an iron pin set in the south margin of Woodruff Street at the back of the sidewalk; said iron pin being North 78 degrees 00' 00" West 100.00 feet from the intersection of said south margin of Woodruff Street with the west margin of said 15' alley and also being the Northeast corner of Lot No. 30 on the Plat of the Douglas Levine Subdivision, of record in Plat Book 547, Page 44, Register's Office for Davidson County, Tennessee; thence South 12 degrees 00' 00" West 300.00 feet with the east line of Lot No. 30 to an iron pin set, thence with the south line of Lot No. 30, North 78 degrees 00' 00" West 50.00 feet to an iron pin set at the southwest corner of Lot No. 30; thence North 12 degrees 00' 00" East 300.00 feet to an iron pin set at the back of a sidewalk in the south margin of Woodruff Street; thence South 78 degrees 00' 00" East 50.00 feet with said back of a sidewalk and the south margin of Woodruff Street to the point of beginning, containing 15,000.00 square feet, more or less.

Tract III: (Commonly known as 115 Woodruff Street, Madison, TN 37115)

Land in Davidson County, Tennessee, being Lot No. 29 on the Map of Douglas-Levine Subdivision at Madison of record in Book 547, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 50 feet on the southerly side of Woodruff Street and runs back 300 feet to a dead line.

Tract IV: (Commonly known as 201 Woodruff Street, Madison, TN 37115)

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of Douglas-Levine Subdivision, Madison, Tennessee as of record in Book 547, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 50 feet on the southerly side of Woodruff Street and runs back 300 feet to a dead line.

Being the same property conveyed to Big South Ventures, LLC, a Tennessee Limited Liability Company, by deed from Robert Waldschmidt dated 10/20/2017 and recorded on 10/24/2017 in Instrument No. 20171024-0109002, Register's Office for Davidson

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 16th day of February, 2022.

Carol Plemons

Carol Plemons, Member, Big South Ventures, LLC

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Carol Plemons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be president (or other officer authorized to execute the instrument) of **Big South Ventures, LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 16th day of February, 2022.

Notary Public

My commission expires: 7/9/24

Fene Cartlidge

Fene Cartlidge, Member, Big South Ventures, LLC

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Fene Cartlidge**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be president (or other officer authorized to execute the instrument) of **Big South Ventures, LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 16th day of February, 2022.

Notary Public

My commission expires: 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Harold Plemons

Harold Plemons, Member, Big South Ventures, LLC

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Harold Plemons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Big South Ventures, LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 16th day of February, 2022.

Notary Public

My commission expires: 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 2/16/22 (date of document).

L. Broner McCoy
Date: 2/16/22

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 16 day of February, 2022.

NOTARY PUBLIC
My Commission expires: 8.27.22

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY