SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 830839 DEEDWARRSP
03/30/2022 08:47:30 AM 4 pgs
Fees: $23.00 Taxes: $7,030.00
20220330-0036585

O-VR-22-3700

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/19/25 (AFFIX SEAL)

MEAH THOMISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
KIPP Nashville, a Tennessee nonprofit corporation	KIPP Nashville	
(NAME) 3410 Knight Drive	(NAME) 3410 Knight Drive	**164-00-0-129.00** **164-00-0-210.00**
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HENRY MAYI, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIPP NASHVILLE, A TENNESSEE NONPROFIT CORPORATION,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

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

Tract No. 1: Beginning in the Southerly margin of Pinhook Road, at the Northeast corner of a 29.3 acre tract of land conveyed to J.D. Burrus and wife, Buford J. Burrus, by deed from W. J. McMorrough, of record in Book 1116, page 5, Register's Office for Davidson County; thence with the Easterly margin of said tract South 8 degrees 55 minutes East, 460 feet to a point; thence South 51 degrees 37 minutes West, 1282.8 feet to the Easterly margin of Murfreesboro Road; thence with the Easterly margin of said road, South 46 degrees 30 minutes East, 383.25 feet to a point; thence North 54 degrees 35 minutes East 424.8 feet to a point; South 43 degrees 15 minutes East, 44.8 feet to a point; thence North 60 degrees 25 minutes East 700.7 feet to a point; thence North 15 degrees 30 minutes West, 984 feet to the Southerly margin of Pinhook Road; thence with the Southerly margin of said road North 86 degrees 27 minutes West, 70 feet to the point of beginning.

Tract No. 2: Beginning at the Southerly margin of Pinhook at an iron pin 0.5 miles East of Murfreesboro Road, thence South 86 degrees 24 minutes 15 minutes East, 53.06 feet along the Southerly margin of Pinhook Road to an iron pin, thence South 16 degrees 10 minutes East 844.13 feet to an iron pin; thence North 66 degrees 48 minutes 45 seconds East, 416.0 feet to an iron pin, thence South 7 degrees 22 minutes 15 seconds East 799.36 feet to an iron pin, thence South 76 degrees 48 minutes 45 seconds West, 340.88 feet to an iron pin; thence North 16 degrees 10 minutes West, 1583.35 feet to the point of beginning, according to survey made by Earnest Medlin, March 18, 1969, corrected on October 5, 1972.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is the following described property and easement:

A parcel of land located in the Second Civil District of Davidson County, Tennessee, northwest of Hobson Pike (formerly Old Hickory Blvd), as shown on sheet no. 1 of US-TVA drawing LW-7676, Revision 4, entitled Pinhook, Tennessee Substation and Access Road Property Map, the said parcel being more particularly described as follows: Commencing at a point (Lat. 36 degrees 02 minutes 37 seconds North Long. 86 degrees 18 seconds West) where the Northwest right-of-way line of Hobson Pike crosses the Northeast right-of-way of the Great Falls-Murfreesboro-South Nashville Transmission Line, as shown on sheet 29 of US-TVA drawing LW-2826; thence leaving said highway right-of-way line and with the said transmission line right-of-way line, North 42 degrees 41 minutes West, 991.5 feet to a point on the southeast right-of-way line of the Gallatin Steam Plant-Radnor Transmission Line, as shown on sheet 11 of US-TVA drawing LW-4092, thence leaving the said transmission right-of-way line of the said Gallatin Steam Plant-Radnor Transmission Line North 41 degrees 30 minutes 00 seconds East 511.60 feet to a point which is a common corner in the lands of Daniel W. McCollum, the United States of America (formerly Natalie Waldron), and George Sanders Waldron, said point being on a fence line and being the POINT OF BEGINNING.

Thence leaving the point of beginning, the said common corner, and the said transmission line right-of-way line and with the said fence line and the property line between Daniel W. McCollum and George Sanders Waldron, North 11 degrees 47 minutes 00 seconds West 206.70 feet, crossing the centerline of the said Gallatin Steam Plant-Radnor Transmission Line, to a post in a fence corner, thence South 64 degrees 53 minutes 25 seconds West 292.58 feet, crossing the centerline of the Davidson-Wilson Transmission line, as shown sheet 13 of US-TVA drawing LW-6211 to a point in the

Northwest right-of-way of the Davidson-Wilson Transmission Line; thence leaving the said fence line and the said property line and with the said transmission line right-of-way line North, 41 degrees 30 minutes 00 seconds East 420.58 feet to a point; thence 41 degrees 56 minutes 00 seconds East 4.33 feet to a point on a fence line and the property line between Daniel W. McCollum and Raymond E. Johns et ux; thence leaving the said transmission line right-of-way line and with the said fence line and the said property line South 11 degrees 15 minutes 53 seconds East 62.26 feet to an iron pin; thence North 71 degrees 27 minutes 58 seconds East 220.89 feet, crossing the centerline of the said Davidson-Wilson Transmission Line, to a wood fence post in a fence corner which is a common corner in the lands of Daniel W. McCollum, Raymond E. Johns et ux, and Wesley W. Huggins, et ux; thence leaving the common corner; the said fence line and the said property line, and with the property line between Daniel W. McCollum and Wesley W. Huggins et ux, North 71 degrees 27 minutes 58 seconds East 196.74 feet, crossing the centerline of the said Gallatin Steam Plant-Radnor Transmission Line, to an iron pin which is a common corner in the lands of Daniel W. McCollum, Wesley W. Huggins et ux, and Trevecca Nazarene College, the point being on a fence line; thence leaving the said common corner and the said property line and with the said fence line and said property line between Daniel W. McCollum and Trevecca Nazarene College, South 02 degrees 08 minutes 29 seconds East 792.79 feet to a point, which is the common corner in the lands of Daniel W. McCollum, Trevecca Nazarene College, and Belz/Becker-Lewis-Shlenker properties South 80 degrees 33 minutes 41 seconds West 236.09 feet to an iron pipe which is a common corner in the lands of Daniel W. McCollum, Belz/Becker-Lewis-Shlenker Properties, the United States of America (formerly Belz/Becker-Lewis-Shlenker Properties), the United States of America (formerly Orbin C. Overstreet et al, Trustees) and the United States of America (formerly A. T. Hessey et ux); thence leaving the said common corner, the said fence line, and the said property line, and with the property line between Daniel W. McCollum and the United States of America (formerly A. T. Hessey et ux) North 42 degrees 41 minutes 00 seconds West 196.76 feet to an iron pipe which is a common corner in the lands of Daniel W. McCollum, the United States of America (formerly A. T. Hessey et ux), and the United States of America (formerly Natalie Waldron), the said point being on a fence line, thence leaving the said common corner and the said property line and with the said fence line and the property line between Daniel W. McCollum and the United States of America (formerly Natalie Waldron) North 11 degrees 47 minutes 00 seconds West 223.09 feet to the point of beginning containing 7.22 acres more or less.

TOGETHER WITH A PERMANENT EASEMENT FOR AN ACCESS ROAD on, over, and across a parcel of land located in the Second Civil District of Davidson County. Tennessee, northwest of Hobson Pike (formerly Old Hickory Blvd.) as shown on sheet 1, of US-TVA drawing LW-7675, Revision 4. entitled "Pinhook, Tennessee Substation and Access Road Property Map," the said parcel being more particularly described as follows:

BEGINNING at an iron pin on the property line between Daniel W. McCollum and Raymond E. Jahns et ux;, the said point being on a fence line and being on the south right-of-way line of Pinhook Road, thence leaving said road right-of-way line and with the said fence line and the said property line S 11 deg 15' 53" E, 783.17 feet to a point on the northwest right-of-way line of the Davidson-Wilson Transmission Line, as shown on sheet 13 of US-TVA drawing LW-6211, thence leaving the said fence line and the said property line and with the said transmission line right-of-way line, S 41 deg. 56' 00" W, 4.33 feet to a point; thence S 41 deg. 30' 00" W, 71.00 feet to a point; thence leaving the said transmission line right-of-way line and with the west line of the herein described parcel N 11 deg. 15' 53" W, 851.06 feet to a point on the aforementioned right-of-way line of Pinhook Road, thence leaving the said west line of the herein described parcel and with the said road right-of-way line S. 80 deg. 50' 41" E, 64.02 feet to the point of beginning and containing 1.13 acres, more or less.

The property EXCLUDED HEREIN BEING THE SAME PROPERTY conveyed to Daniel W. McCollum, an unmarried person, to the United States of America by Warranty Deed and Access Road Easement, of record in Book 11230, Page 763, Register's office for Davidson County, Tennessee.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED is the property conveyed to the United States of America in Warranty Deed of record in Book 8264, Page 603, Register's Office for Davidson County.

Being the same property conveyed to Henry Mayi, unmarried by Warranty deed from Thomas J. Lewis and wife, Theresa Dawn Huttner Lewis of record in Instrument No. 20060324-0033812 Register's Office for Davidson County, Tennessee, dated March 23, 2006 and recorded on March 24, 2006.

This conveyance is subject to:
- Taxes for the year 2022, a lien but not yet due and payable.
- Subject to Transmission line easement of record in Instrument No. 20020909-0109149 Corrected in Instrument No. 20030213-0019898, Register's Office of Davidson County, Tennessee.
- Subject to Access Road Easement of record in Book 11230, Page 763, Register's Office of Davidson County, Tennessee.
- Subject to easement to Colonial Pipeline of record in Book 3670, Page 546, Register's Office of Davidson County, Tennessee.
- Subject to easement to Colonial Pipeline of record in Book 4572, Page 928, Register's Office of Davidson County, Tennessee.
- Any rights, easement, interest, or claims which may exist by reason of, or reflected by, the following matters disclosed ont he ALTA/NSPS Land Title Survey preapred by Ryan W. Beasely TN RLS No. 2821, Civil Infrastructure Associates, dated August 31, 2021, and last revised March 15, 2022.

(a) Utility and drainage lines, with meters, valves, poles and other appurtenances; and
(b) Fence meandering along and crossing the boundary lines of subject property

This is **improved** property known as: **3700 Murfreesboro Pike and 0 Pin Hook Road, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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/our hand(s) this the 18 DAY OF MARCH, 2022.

Henry Mayi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY MAYI, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Teresa A Beardsley, 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 March 22, 2022 (date of document).

Teresa A Beardsley
Affiant Signature

March 22, 2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of March, 2022.

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

