Karen Johnson Davidson County
Batch# 833668 DEEDWARR
04/04/2022 08:34:24 AM 4 pgs
Fees: $23.00 Taxes: $3,977.50
20220404-0038331

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive, Nashville, TN 37204
35603-1 Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mark and Michele Dodson 3514 Hobson Pike Hermitage, TN 37076-3849	New Owner	138-00-0-024-00 138-00-0-124-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Couchville Land Partners, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Michele L. Dodson and husband, Mark A. Dodson** (hereinafter collectively referred to as the "**Grantees**"), their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, located on the north side Couchville Pike, and being a portion of the property of record in Deed Book 5015, page 289; Deed Book 5440, page 994; and Deed Book 5680, page 529, Register's Office, Davidson County, Tennessee. See Tax Map 138, Parcels 105.00, 124.00 and 125.00, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the north margin of Couchville Pike, same being the southwest corner of this tract and the southeast corner of Segroves Living Trust (Instrument Nos. 20110127-0007600 and 20110127-0007601, RODCT); thence leaving road with line of Segroves Living Trust North 08°58'23" East 455.97 feet to an iron rod at a post; thence North 09°14'37" East 400.87 feet to an iron rod at a post; thence with line of Tract #1 of the Beckham property (76.51 acres as per survey of same date) North 09°40'04" East 1711.20 feet to an iron rod; thence with line of George H. Smith (DB 6302, PG 213, RODCT) and George H. Smith (Instrument No. 20050613-0066932, RODCT) South 80°19'56" East 1235.44 feet to an iron rod at a post; thence with line of Eric L. Raefsky (Instrument No. 20040618-0072659, RODCT) South 09°36'21' West 230.64 feet to an iron rod; thence with line of John D. Liles (Instrument No. 20120130-0008254, RODCT) South 02°31'47" West 711.76 feet to an iron rod; thence South 04°06'13" East 484.41 feet to an iron stake at a post; thence with line of James Richard Lawrence

Etal (DB 9840, PG 253, RODCT) South 06°53'17" West 184.00 feet to an iron rod; thence South 66°51'37" West 66.57 feet to a 10-inch hackberry tree; thence South 79°01'20" West 273.66 feet to an iron rod at a cedar stump; thence South 01°52'51" E 532.07 feet to an iron rod; thence with line of Steven A. Perkins (DB 8691, PG 833, RODCT) South 88°06'56" West 490.27 feet to a spike; thence South 01°51'15" East 343.91 feet to a spike; thence South 36°09'05" West 383.47 feet to an iron rod in the north margin of Couchville Pike; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 05°12'26", a radius of 2083.10 feet, a tangent length of 94.72 feet, and a chord of North 53°44'22" West 189.25 feet; thence along said curve an arc length of 189.32 feet to a point, same being point of curvature of a curve proceeding clockwise, having a deflection angle of 19°55'47", a radius of 986.80 feet, a tangent length of 173.37 feet, and a chord of North 46°22'41" West 341.52 feet; thence along said curve an arc length of 343.25 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 03°38'48", a radius of 4218.30 feet, a tangent length of 134.29 feet, and a chord of North 38°14'12" West 268.44 feet; thence along said curve an arc length of 268.49 feet to the point of beginning containing 77.72 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 150 Middle Ford Road, Hartsville, Tennessee 37074, dated November 4, 2014.

Being the same property conveyed to Couchville Land Partners, LLC, a Tennessee limited liability company by Deed dated April 24, 2017 from John Ray Dorris, Sr., Trustee of The Family Trust u/w/o Robert Joseph Beckham; John Ray Dorris, Sr., Trustee of The Shirley Jo Waters Beckham Marital Trust u/w/o Robert Joseph Beckham; and Shirley Jo Beckham, of record in Instrument No. 20170426-0040762, Register's Office for Davidson County, Tennessee.

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; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 31st day of March, 2022.

Couchville Land Partners, LLC, a Tennessee limited liability company

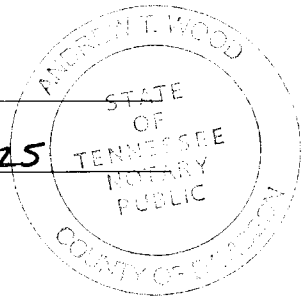
By: _____
Name: William R. Hostettler
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William R. Hostettler, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Couchville Land Partners, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Managing Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Managing Member.

WITNESS my hand, at office, this 31st day of March, 2022.

_____
Notary Public
My Commission Expires: 9/8/25



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,075,000.00.

_____
Affiant

Subscribed and sworn to before me this 31st day of March, 2022.

_____
Notary Public
My Commission Expires: 9/8/25

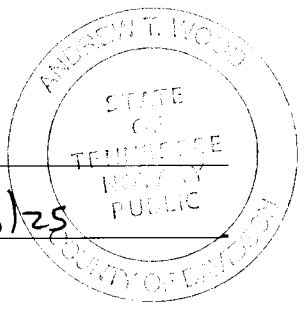


EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2022 and subsequent years, not yet due and payable. Current year taxes have been prorated between the parties at closing and assumed by the Grantee. Map and Parcel 138-00-0-024-00 (68.79 acres)/138-00-0-124-00 (8.52 acres)