Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

ADDRESS NEW OWNER AS:
Dickerson Properties, LLC
1731 Forrest Crossing Cir
Franklin , TN 37064

SEND TAX BILLS TO:
New Owner

Map/Parcel: 060-08-0-004.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 839720 DEEDWARR
04/14/2022 10:02:51 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20220414-0043307

THIS DEED OF CONVEYANCE, executed and delivered by **C & H Properties**, a Tennessee General Partnership, hereinafter called the Grantor, **to Dickerson Properties LLC**, a Tennessee Limited Liability Company, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being designated as Tract No. 1 on the unrecorded survey made May 15, 1962, by James L. Murphy, Jr., being the Subdivision of the W.J. Hailey property by Suburban Properties, Inc., and described as follows:

Beginning at a point in the North right of way of Ewing Lane said point being located 55.03 feet from the intersection of the west right of way of Dickerson Road; thence North 81° 57' West 69.97 feet to a point; thence North 02° 24' West 165.57 feet to a point; thence South 83° 59' East 125.00 feet to the west margin of Dickerson Road; thence following the west right of way of Dickerson Road South 02° 31' West 114.97 feet to a point; beginning a curve. This curve has a delta of 95° 32', a radius of 49.96 feet, a tangent of 55.03 and a length of 83.30 feet. The deeded boundary follows this curve 83.30 feet to the point of beginning. This description is according to the survey by James L. Murphy, Jr. & Company, dated May 15, 1962.

The property conveyed herein is subject to:

1) **Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 5795, page 203, Register's Office for Davidson County, Tennessee.**
2) **Subject to easements, setback lines, notes, environmental and conservation notes and all matters shown on an unrecorded survey, Survey Number 208-0298, revised 4/8/98, prepared by Wamble & Associates PLLC, Surveyors, including indication that a portion of the property lies within the 100-year flood plain, as shown thereon.**

Being the same property conveyed to C & H Properties, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Phillips Petroleum Company, a Delaware Corporation, recorded April 28, 1998 in Book 10903, page 288, Register's Office for Davidson County, Tennessee. The said C & H Properties, LLC was merged into C & H Properties, a Tennessee general partnership composed of Ronald L. Hollingsworth and Glen Craig by certificate of merger recorded on May 31, 2003 as document 20030531 – 0074221 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

IN WITNESS WHEREOF, the Grantor has hereunto set its signature on the date indicated in the notary acknowledgement below.

C & H Properties, a Tennessee General Partnership

By: _____ G.P.
Ronald L. Hollingsworth, General Partner

By: _____ G.P.
Glen Craig, General Partner

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Ronald L. Hollingsworth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of C & H Properties, the within named bargainor, a Tennessee General Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

WITNESS my hand and official seal of office this the 12th day of April, 2022.

My Commission Expires: _____ GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

_____
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Glen Craig**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of C & H Properties, the within named bargainor, a Tennessee General Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

WITNESS my hand and official seal of office this the 12th day of April, 2022.

My Commission Expires: _____ GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

_____
NOTARY PUBLIC

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$950,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED and SWORN to before me this the 12th day of April, 2022.

My Commission Expires: _____ TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires November 27, 2022

_____
NOTARY PUBLIC/Register