Karen Johnson Davidson County
Batch# 845870 DEEDWARR
04/26/2022 12:44:30 PM 13 pgs
Fees: $68.00 Taxes: $1,480.00
20220426-0048017

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
35259-1 Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Phase 2 Development, LLC ATTN: Brad Norris 620 8th Avenue South Nashville, TN 37203	New Owner	03900011000 03900011100 03900011200 03900011300 03900011400 03900011500 03900011600 03900011700 03900010700 03900011900

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Aldis B. Gordon and Alan B. Gordon** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Phase 2 Development, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, ten tracts or parcels of land situated in Davidson County, State of Tennessee, and being described in Exhibit A, attached hereto and incorporated herein by this reference.

TRACT 1 (PARCEL 03900010700): Being part of the same property conveyed to Aldis B. Gordon and Alden B. Gordon by Deed dated June 24, 1958, from Thomas Edward Sadler and wife, May Sadler, et al, of record in Book 2802 Page 103, Register's Office for Davidson County, Tennessee. The said Aldis B. Gordon having since died on June 22, 1962, leaving a Last Will and Testament which was admitted to probate under Case No. 43609 and is of record in Will Book 76 Page 459, Probate Court for Davidson County, Tennessee. Pursuant to Aldis B. Gordon's Will, the property was devised to Alden B. Gordon. The said Alden B. Gordon having since died on September 19, 1967, leaving a Last Will and Testament which was admitted to probate under Case No. 51039 and is of record in Will Book 89 Page 193, Probate Court for Davidson County, Tennessee. Pursuant to Alden B. Gordon's Will, the property was devised to his wife, Barbara Barton Gordon, in Trust, for her lifetime, and continuing in Trust thereafter in the event that either or both of Alden B. Gordon's sons, Aldis B. Gordon and Alan B. Gordon, had not attained the age of 35 at the time of her death. At the time of Barbara Barton Gordon's death on June 16, 1997, both Aldis B. Gordon and Alan B. Gordon were 35 years of age or older, ant the Trust terminated, vesting fee simple title ownership, free of any Trust, in the said Aldis B. Gordon and Alan B. Gordon.

TRACT 2 (PARCEL 03900011900): Being part of the same property conveyed to Aldis B. Gordon and Alden B. Gordon by Deed dated August 4, 1959, from Mabel Jackson of record in Book 2929 Page 459, Register's Office for Davidson County, Tennessee. The said Aldis B. Gordon having since died on June 22, 1962, leaving a Last Will and Testament which was admitted to probate under Case No. 43609 and is of record in Will Book 76 Page 459, Probate Court for Davidson County, Tennessee. Pursuant to Aldis B. Gordon's Will, the property was devised to Alden B. Gordon. The said Alden B. Gordon having since died on September 19, 1967, leaving a Last Will and Testament which was admitted to probate under Case No. 51039 and is of record in Will Book 89 Page 193, Probate Court for Davidson County, Tennessee. Pursuant to Alden B. Gordon's Will, the property was devised to his wife, Barbara Barton Gordon, in Trust, for her lifetime, and continuing in Trust thereafter in the event that either or both of Alden B. Gordon's sons, Aldis B. Gordon and Alan B. Gordon, had not attained the age of 35 at the time of her death. At the time of Barbara Barton Gordon's death on June 16, 1997, both Aldis B. Gordon and Alan B. Gordon were 35 years of age or older, ant the Trust terminated, vesting fee simple title ownership, free of any Trust, in the said Aldis B. Gordon and Alan B. Gordon.

TRACT 4 (PARCEL 03900011100), TRACT 6 (PARCEL 03900011300), TRACT 8 (PARCEL 03900011500) and TRACT 10 (PARCEL 03900011700): Being all of the same property conveyed to Aldis B. Gordon by Deeds dated October 13, 1961, from Alden B. Gordon of record in Book 3285 Page 39, Book 3285 Page 67, Book 3285 Page 71, and Book 3285 Page 75, Register's Office for Davidson County, Tennessee. The said Aldis B. Gordon having since died on June 22, 1962, leaving a Last Will and Testament which was admitted to probate under Case No. 43609 and is of record in Will Book 76 Page 459, Probate Court for Davidson County, Tennessee. Pursuant to Aldis B. Gordon's Will, the property vested in a Testamentary Trust benefitting his son, Alden B. Gordon, and upon Alden B. Gordon's death the said property vested in Alden B. Gordon's two sons, Aldis B. Gordon and Alan B. Gordon. The said Alden B. Gordon having since died on September 19, 1997. The Probate Court for Davidson County, Tennessee, has reviewed the Testamentary Trust of Aldis B. Gordon, deceased, and has determined that his Trust has terminated and all assets are vested in his two grandsons, Aldis B. Gordon and Alan B. Gordin, as further described in a Petition to Terminate Testamentary Trust and Distribute Trust Property of record in Case No. 03P-1707, Probate Court for Davidson County, Tennessee, and the Order of record in Instrument No. 20040225-0021504, Register's Office for Davidson County, Tennessee.

TRACT 3 (PARCEL 03900011000); TRACT 5 (PARCEL 03900011200); TRACT 7 (PARCEL 03900011400) and TRACT 9 (PARCEL 03900011600): Being all of the same property conveyed to Alden B. Gordon by Deeds dated October 13, 1961, from Aldis B. Gordon of record in Book 3285 Page 102, Book 3285 Page 99, Book 3285 Page 98 and Book 3285 Page 96, Register's Office for Davidson County, Tennessee. The said Alden B. Gordon having since died on September 19, 1967, leaving a Last Will and Testament which was admitted to probate under Case No. 51039 and is of record in Will Book 89 Page 193, Probate Court for Davidson County, Tennessee. Pursuant to Alden B. Gordon's Will, the property was devised to his wife, Barbara

Barton Gordon, in Trust, for her lifetime, and continuing in Trust thereafter in the event that either or both of Alden B. Gordon's sons, Aldis B. Gordon and Alan B. Gordon, had not attained the age of 35 at the time of her death. At the time of Barbara Barton Gordon's death on June 16, 1997, both Aldis B. Gordon and Alan B. Gordon were 35 years of age or older, ant the Trust terminated, vesting fee simple title ownership, free of any Trust, in the said Aldis B. Gordon and Alan B. Gordon.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they 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 on the attached Exhibit B; and Grantors do further covenant and bind themselves, their heirs 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 Grantors have executed this instrument this 15 day of April, 2022.

Aldis B. Gordon

STATE OF TN]
COUNTY OF Knox]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Aldis B. Gordon, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 15th day of April, 2022.

DANIELLE WEBB
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY
My Commission Expires Dec. 27 2025

Notary Public
My Commission Expires: 12/27/2025

STATE OF Tennessee]
COUNTY OF Davidson]

The actual consideration or value, whichever is greater, for this transfer is $400,000.

Affiant

Subscribed and sworn to before me this 18th day of April, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Notary Public
My Commission Expires: 5-5-2025

IN WITNESS WHEREOF, the Grantors have executed this instrument this 15th day of April, 2022.

Alan B. Gordon

STATE OF Alabama]
COUNTY OF Shelby]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alan B. Gordon, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 15th day of April, 2022.

Notary Public
My Commission Expires: 02/24/2026
Kristen Howell

KRISTEN HOWELL
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 02-24-2026

EXHIBIT A
Legal Description

TRACT 1 (PARCEL 03900010700):

Land lying in the 3rd Council District of Davidson County, Tennessee, being part of the property conveyed to Alden B. Gordon, as of record in Deed Book 2802, Page 103 in the Register's Office for Davidson County, TN, located approximately 192 feet southeast of the intersection of Old Hickory BLVD and Shellbark Drive and lying on the westerly margin of Old Hickory BLVD; This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;

Beginning at an Iron Rod (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road, measuring 142 feet southeast of the intersection of Old Hickory BLVD and Shellbark Drive and being the most northerly corner of the herein described tract;

Thence with said margin of road, S 28°18'14" E a distance of 100.00 feet to a point on the easterly line of the Alden B. Gordon Property (DB 3285, PG 102), AKA Tract 10 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;

Thence along said tract 10 with a curve to the left, having a radius of 25.00 feet, an included angle of 89°55'17", a chord bearing of N 73°20'32" W, a chord length of 35.33 feet, and an arc length of 39.24 feet to a point;

Thence continuing with tract 10 for the next two calls;

S 61°37'10" W a distance of 325.00 feet to a point;

S 28°11'42" E a distance of 150.00 feet to a point; said point being the northwesterly corner of the Alden B. Gordon Property (DB 3285, PG 39), AKA Tract 11 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;

Thence along the westerly line of said tract 11, S 28°10'06" E a distance of 150.00 feet to a point; said point being the northwesterly corner of the Alden B. Gordon Property (DB 3285, PG 99), AKA Tract 12 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;

Thence along the westerly line of said tract 12, S 27°59'12" E a distance of 142.00 feet to a point; said point being the northwesterly corner of the Alden B. Gordon Property (DB 3285, PG 67), AKA Tract 13 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;

Thence along the westerly lines of the Alden B. Gordon Property (DB 3285, PG(s) 67, 71, 75, 96 & 98), AKA Tracts 13-17, S 28°07'08" E a distance of 677.92 feet to an Iron Pipe (old); being the northwest corner of the Emmett Eugene Carney, ETUX Property (DB 4567, PG 162) and the southwest corner of the Alden B. Gordon Property (DB 3285, PG 75), AKA Tract 17 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961; said corner being the most southeasterly corner of this tract;

Thence along the southerly line of tract 1 and the northerly line of tract 2 (this survey), N 58°23'31" W a distance of 195.00 feet to a point; said tract 2 being the Aldis B. & Alden B. Gordon Property (DB 2929, PG 459);

Thence continuing with the line of tracts 1 & 2, S 78°58'58" W a distance of 375.71 feet to an existing tree with old fence;

Thence continuing with the line of tracts 1 & 2, N 68°53'31" W a distance of 266.36 feet to a point; said point being on the southeasterly line of the Frederick W. Bobel & Geneva Fyke Property (Inst. #20140626005621 4) and being the most southwest corner of the herein described tract;

Thence with the lines of said Frederick W. Bobel & Geneva Fyke Property for the next six calls;

N 58°33'22" E a distance of 149.62 feet to an Iron Rod (old) capped and stamped with "Cherry";

N 2°38'35" W a distance of 571.01 feet to an Iron Rod (old) capped and stamped with "Cherry";

N 7°07'05" W a distance of 140.92 feet to an Iron Rod (old) capped and stamped with "Cherry";

N 43°57'11" E a distance of 108.14 feet to an Iron Rod (old) capped and stamped with "Cherry";

N 61°37'10" E a distance of 407.97 feet to an Iron Rod (old) capped and stamped with "Cherry";

Thence with a curve to the left, having a radius of 25.00 feet, an included angle of 89°32'54", a chord bearing of N 16°35'54" E, a chord length of 35.22 feet, and an arc length of 39.07 feet to the point of beginning; containing 8.93 acres, or 388,912 square feet+/-.

TRACT 2 (PARCEL 03900011900):

Land lying in the 3rd Council District of Davidson County, Tennessee, being part of the property conveyed to Aldis B. & Alden B. Gordon, as of record in Deed Book 2929, Page 459 in the Register's Office for Davidson County, TN, bounded on the north by Alden B. Gordon (DB 2802, PG 103), AKA Tract 1 of this survey, on the east by Old Hickory BLVD, on the south by James E. Sherraden & Elizabeth Cave (Inst. #201004220030566) and on the west by Frederick W. Bobel & Geneva Fyke (Inst. #201406260056214); This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;

Beginning at an Iron Rod (old) on the southwesterly margin of Old Hickory BLVD, 25 feet from the center of said road, measuring approximately 789 feet southeast from an existing fence post at the southeast corner of the Emmett Eugene Carney, ETUX Property (DB 4567, PG 162); being the northeasterly corner of the James E. Sherraden & Elizabeth Cave Property (Inst. #201004220030566) and being the most southeasterly corner of the herein described tract;

Thence with the said James E. Sherraden & Elizabeth Cave Property for the next eleven calls;

N 59°48'48" W a distance of 495.55 feet to an Iron Rod (old); said line follows a small stream;

S 5°59'41" W a distance of 153.55 feet to an Iron Rod (old) capped and stamped with "Bruce Rainey";

S 87°11'07" W a distance of 301.10 feet to an Iron Rod (old) at the base of a 24-inch Hackberry tree with three hack marks;

S 89°09'34" W a distance of 432.66 feet to a 24-inch Maple tree with three hack marks;

S 69°31'15" W a distance of 484.55 feet to an Iron Rod (old) at the top of a ridge;

N 62°40'50" W a distance of 131.15 feet to an 18-inch Oak tree with three hack marks;

N 32°51'54" W a distance of 145.01 feet to a 10-inch Oak tree with three hack marks;

N 25°47'26" W a distance of 86.71 feet to a 20-inch Hickory tree with two hack marks;

N 25°23'14" W a distance of 95.09 feet to a 20-inch Cedar tree;

N 26°03'48" W a distance of 157.21 feet to a 24-inch Cedar tree with three hack marks;

N 62°46'04" W a distance of 183.11 feet to an Iron Rod (old) at the top of the ridge; said Iron Rod being a common corner to the herein described tract, the James E. Sherraden & Elizabeth Cave Property and the southeasterly corner of the Frederick W. Bobel & Geneva Fyke Property (Inst. #201406260056214);
Thence with the said Frederick W. Bobel & Geneva Fyke Property for the next two calls;

N 34°53'37" E a distance of 426.89 feet to an Iron Rod (old) capped and stamped with "Cherry";

N 58°33'22" E a distance of 354.20 feet to a point; said point being the southwesterly corner of Tract 1 (this survey);

Thence with the southerly lines of Tract 1 and the northerly lines of this tract for the next three calls;

S 68°53'31" E a distance of 266.36 feet to a 20-inch tree with old fence;

N 78°58'58" E a distance of 375.71 feet to a point;

S 58°23'31" E a distance of 195.00 feet to an Iron Pipe (old) at the northwest corner of the Emmett Eugene Carney, ETUX Property (DB 4567, PG 162);

Thence with said Carney Property for the next three calls;

S 53°50'40" E a distance of 306.95 feet to the intersection of two fence lines;

S 21°13'37" E a distance of 109.12 feet to an existing fence post;

N 68°52'17" E a distance of 66.79 feet to a point by an existing fence post on the westerly margin of Old Hickory BLVD.;

Thence with the margin of said road, S 21°34'12" E a distance of 127.94 feet to a point;

Thence with the margin of said road and with a curve to the left, having a radius of 1305.60 feet, an included angle of 28°59'21", a chord bearing of S 39°06'26" E, a chord length of 653.56 feet, and an arc length of 660.58 feet to the point of beginning; containing 30.82 acres, or 1,342,573 square feet+/-.

TRACT 3 (PARCEL 03900011000):

Land lying in the 3rd Council District of Davidson County, Tennessee, being the property conveyed to Alden B. Gordon, as of record in Deed Book 3285, Page 102 in the Register's Office for Davidson County, TN, located approximately 217 feet southeast of the intersection of Old Hickory BLVD and Shellbark Drive and lying on the westerly margin of Old Hickory BLVD; being Tract 10 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961; This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;

Commencing at an Iron Rod (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road, measuring 142 feet southeast of the intersection of Old Hickory BLVD and Shellbark Drive;

Thence with said margin of road, S 28°18'14" E a distance of 100.00 feet to a point on the easterly line of the tract described herein and being the true Point of Beginning;

Thence along said tract 10 with a curve to the left, having a radius of 25.00 feet, an included angle of 89°55'17", a chord bearing of N 73°20'32" W, a chord length of 35.33 feet, and an arc length of 39.24 feet to a point;

Thence continuing with tract 10 for the next two calls;

S 61°37'10" W a distance of 325.00 feet to a point;

S 28°11'42" E a distance of 150.00 feet to a point; said point being the northwesterly corner of the Alden B. Gordon Property (DB 3285, PG 39), AKA Tract 11 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;
Thence with the line between tracts 10 & 11, N 61°32'52" E a distance of 351.00 feet to an Iron Rod (old) on the westerly margin of Old Hickory Blvd.;

Thence with said margin of road, N 28°37'57" W a distance of 124.56 feet to the point of beginning; containing 1.20 acres, or 52,355 square feet+/-.

TRACT 4 (PARCEL 03900011100):

Land lying in the 3rd Council District of Davidson County, Tennessee, being the property conveyed to Alden B. Gordon, as of record in Deed Book 3285, Page 39 in the Register's Office for Davidson County, TN, lying on the westerly margin of Old Hickory BLVD; being Tract 11 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961; This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;

Beginning at an Iron Rod (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road, being the most easterly corner of Tract 3 (this survey) AKA Tract 10 (old survey);

Thence with the line between tracts 10 & 11, S 61°32'52" W a distance of 351.00 feet to a point;

Thence S 28°10'06" E a distance of 150.00 feet to a point; said point being the northwesterly corner of the Alden B. Gordon Property (DB 3285, PG 99), AKA Tract 12 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;

Thence with the line between tracts 11 & 12, N 61°32'57" E a distance of 352.00 feet to an Iron Rod (old) on the westerly margin of Old Hickory Blvd.;

Thence with said margin of road, N 28°33'00" W a distance of 150.31 feet to the point of beginning; containing 1.21 acres, or 52,779 square feet+/-.

TRACT 5 (PARCEL 03900011200):

Land lying in the 3rd Council District of Davidson County, Tennessee, being the property conveyed to Alden B. Gordon, as of record in Deed Book 3285, Page 99 in the Register's Office for Davidson County, TN, lying on the westerly margin of Old Hickory BLVD; being Tract 12 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961; This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;

Beginning at an Iron Rod (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road, being the most easterly corner of Tract 4 (this survey) AKA Tract 11 (old survey);

Thence with the line between tracts 11 & 12, S 61°35'57" W a distance of 352.00 feet to a point;

Thence S 27°59'12" E a distance of 142.00 feet to a point; said point being the northwesterly corner of the Alden B. Gordon Property (DB 3285, PG 67), AKA Tract 13 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;

Thence with the line between tracts 12 & 13, N 62°49'46" E a distance of 352.45 feet to an Iron Rod (old) on the westerly margin of Old Hickory Blvd.;

Thence with said margin of road with a curve to the left, having a radius of 2627.24 feet, an included angle of 0°57'01", a chord bearing of N 27°10'30" E, a chord length of 43.57 feet, and an arc length of 43.57 feet to a point;

Thence with said margin of road, N 28°33'00" W a distance of 106.00 feet to the point of beginning; containing 1.18 acres, or 51,403 square feet+/-.

TRACT 6 (PARCEL 03900011300):

Land lying in the 3rd Council District of Davidson County, Tennessee, being the property conveyed to Alden B. Gordon, as of record in Deed Book 3285, Page 67 in the Register's Office for Davidson County, TN, lying on the

westerly margin of Old Hickory BLVD; being Tract 13 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961; This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;

Beginning at an Iron Rod (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road, being the most easterly corner of Tract 5 (this survey) AKA Tract 12 (old survey);

Thence with the line between tracts 12 & 13, S 62°49'46" W a distance of 352.45 feet to a point;

Thence S 28°07'08" E a distance of 126.00 feet to a point; said point being the northwesterly corner of the Alden B. Gordon Property (DB 3285, PG 98), AKA Tract 14 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;

Thence with the line between tracts 13 & 14, N 66°41'51" E a distance of 355.00 feet to a point on the westerly margin of Old Hickory Blvd.;

Thence with said margin of road with a curve to the left, having a radius of 2626.71 feet, an included angle of 3°16'19", a chord bearing of N 28°37'54" W, a chord length of 149.98 feet, and an arc length of 150.00 feet to the point of beginning; containing 1.12 acres, or 48,815 square feet+/-.

TRACT 7 (PARCEL 03900011400):

Land lying in the 3rd Council District of Davidson County, Tennessee, being the property conveyed to Alden B. Gordon, as of record in Deed Book 3285, Page 98 in the Register's Office for Davidson County, TN, lying on the westerly margin of Old Hickory BLVD; being Tract 14 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961; This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;

Commencing at an Iron Rod (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road, being the most easterly corner of Tract 5 (this survey) AKA Tract 12 (old survey);

Thence with said margin of road with a curve to the right, having a radius of 2626.71 feet, an included angle of 3°16'19", a chord bearing of N 28°37'54" W, a chord length of 149.98 feet, and an arc length of 150.00 feet to the true Point of Beginning;

Thence with the line between tracts 13 & 14, S 66°41'51" W a distance of 355.00 feet to a point;

Thence S 28°07'08" E a distance of 126.00 feet to a point; said point being the northwesterly corner of the Alden B. Gordon Property (DB 3285, PG 71), AKA Tract 15 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;

Thence with the line between tracts 14 & 15, N 70°46'41" E a distance of 343.00 feet to a point on the westerly margin of Old Hickory Blvd.;

Thence with said margin of road with a curve to the left, having a radius of 2626.70 feet, an included angle of 3°16'19", a chord bearing of N 22°25'39" W, a chord length of 149.98 feet, and an arc length of 150.00 feet to the point of beginning; containing 1.10 acres, or 48,074 square feet+/-.

TRACT 8 (PARCEL 03900011500):

Land lying in the 3rd Council District of Davidson County, Tennessee, being the property conveyed to Alden B. Gordon, as of record in Deed Book 3285, Page 71 in the Register's Office for Davidson County, TN, lying on the westerly margin of Old Hickory BLVD; being Tract 15 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961;

This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;

Commencing at an Iron Pipe (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road, being the northeast corner of the Emmett Eugene Carney, ETUX Property (DB 4567, PG 162) and the southeast corner of Tract 10 (this survey) AKA Tract 17 (old survey);

Thence with said margin of road, N 16°07'14" W a distance of 193.62 to a point at the southeasterly corner of Tract 9 (this survey) AKA Tract 16 (old survey);

Thence with said margin of road, N 15°33'03" W a distance of 74.90 to a point;

Thence with said margin of road with a curve to the left, having a radius of 2626.70 feet, an included angle of 1°38'25", a chord bearing of N 16°43'49" W, a chord length of 75.20 feet, and an arc length of 75.20 feet to the true Point of Beginning; being the southeasterly corner of the herein described tract;

Thence with the line between tracts 15 & 16, S 75°21'04" W a distance of 318.00 feet to a point;

Thence N 28°07'08" W a distance of 126.00 feet to a point; said point being the northwesterly corner of this tract; Thence with the line between tracts 14 & 15, N 70°46'41" E a distance of 343.00 feet to a point on the westerly margin of Old Hickory Blvd.;

Thence with said margin of road with a curve to the right, having a radius of 2626.71 feet, an included angle of 3°16'19", a chord bearing of S 16°43'42" E, a chord length of 149.98 feet, and an arc length of 150.00 feet to the point of beginning; containing 1.04 acres, or 45,287 square feet+/-.

TRACT 9 (PARCEL 03900011600):

Land lying in the 3rd Council District of Davidson County, Tennessee, being the property conveyed to Alden B. Gordon, as of record in Deed Book 3285, Page 96 in the Register's Office for Davidson County, TN, lying on the westerly margin of Old Hickory BLVD; being Tract 16 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961; This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;

Commencing at an Iron Pipe (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road, being the northeast corner of the Emmett Eugene Carney, ETUX Property (DB 4567, PG 162) and the southeast corner of Tract 10 (this survey) AKA Tract 17 (old survey);

Thence with said margin of road, N 16°07'14" W a distance of 193.62 to a point at the southeasterly corner of Tract 9 (this survey) AKA Tract 16 (old survey) and being the true Point of Beginning;

Thence with the line between tracts 16 & 17, S 76°10'59" W a distance of 287.00 feet to a point;

Thence N 28°07'08" W a distance of 150.00 feet to a point; said point being the northwesterly corner of this tract;

Thence with the line between tracts 15 & 16, N 75°21'04" E a distance of 318.00 feet to a point on the westerly margin of Old Hickory Blvd.;

Thence with said margin of road with a curve to the right, having a radius of 2626.70 feet, an included angle of 1°38'25", a chord bearing of S 16°43'49" E, a chord length of 75.20 feet, and an arc length of 75.20 feet to a point;

Thence with said margin of road, S 15°33'03" E a distance of 74.90 feet to the point of beginning; containing 1.03 acres, or 44,786 square feet+/-.

TRACT 10 (PARCEL 03900011700):

Land lying in the 3rd Council District of Davidson County, Tennessee, being the property conveyed to Alden B. Gordon, as of record in Deed Book 3285, Page 75 in the Register's Office for Davidson County, TN, lying on the westerly margin of Old Hickory BLVD; being Tract 17 as shown on a survey made by Hickerson-Hickerson Engineering & Surveying dated October 10th, 1961; This description was derived from a boundary survey completed on 4-07-2022 by Moore & Pingle Surveying LLC, and is more particularly described as follows;

Beginning at an Iron Pipe (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road, being the northeast corner of the Emmett Eugene Carney, ETUX Property (DB 4567, PG 162) and the southeast corner of Tract 10 (this survey) AKA Tract 17 (old survey);

Thence with the north line of said Carney property, S 86°46'29" W a distance of 262.22 feet to an Iron Pipe (old); said point being the northwesterly corner of the said Carney property and the southwest corner of the tract described herein;

Thence N 28°07'08" W a distance of 149.92 feet to a point; said point being the northwesterly corner of this tract;

Thence with the line between tracts 16 & 17, N 76°10'59" E a distance of 287.00 feet to a point on the westerly margin of Old Hickory Blvd.;

Thence with said margin of road, S 16°07'14" E a distance of 193.62 to the point of beginning; containing 1.05 acres, or 45,592 square feet+/-.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2022 and subsequent years, not yet due and payable. Map and Parcel 03900011000, 03900011100, 03900011200, 03900011300, 03900011400, 03900011500, 03900011600, 03900011700, 03900010700 & 03900011900. Current year taxes have been prorated between the parties at closing and assumed by the Grantee.

2. All matters as shown on the Boundary Survey of ten tax parcels on Old Hickory Boulevard by Moore & Pingle Surveying, LLC, Michael J. Moore, TN R.L.S. # 2336 dated April 11, 2022 as Sheet V-1.00.

As to MAP 039 PARCEL 107 AND 119:

3. Subject to the flow of any creeks, streams or branches across the said property.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/19/2022 ____ (date of document).

Affiant Signature

04/19/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19 day of April, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025