Karen Johnson Davidson County
Batch# 848269 DEEDWARR
04/29/2022 12:20:30 PM 5 pgs
Fees: $28.00 Taxes: $6,004.36
20220429-0050073

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36998-03-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,622,800.00. Affiant Subscribed and sworn to before me this 14th day of April, 2022. Notary Public My Commission Expires

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: George E. Mudter, Jr., Trustee of the Old Harding Trust U/A dated, April 6, 2017 3811 Bedford Avenue, Suite 205 Nashville, TN 37215	**Send Tax Bills To:** George E. Mudter, Jr., Trustee of the Old Harding Trust U/A dated, April 6, 2017 3811 Bedford Avenue, Suite 205 Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 153 00 0 011.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Howard B. Pinkerton and Linda Faye Pinkerton**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **George E. Mudter, Jr., Trustee of the Old Harding Trust U/A dated , April 6, 2017, with full power to sell, mortgage, encumber, lease, convey, or otherwise alienate without the joinder of any beneficiary** ("Grantee"), his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 9394 S Harpeth Rd, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of April, 2022.

Howard B. Pinkerton

Linda Faye Pinkerton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Howard B. Pinkerton and Linda Faye Pinkerton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2022.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land situated in Davidson County, Tennessee, and being more particularly described according to composite map survey, based upon prior general surveys conducted by Kenneth D. Church. Tennessee Land Surveyor Number 1004 dated May 9, 2013, October 25, 2010, January 4, 2011, July 28, 2009, and August 16, 2010, and March 23, 2022, recertification survey dated March 23, 2022, by Kenneth D. Church, Tennessee Land Surveyor Number 1004, Church Land Surveys, 4001 Deer Creek Boulevard, Spring Hill, Tennessee 37174.as follows:

Beginning at a 5/8" diameter iron rebar (SPC Northing: 621,268.20' Easting: 1,661,432.81') common corner with PE Partners, Quit Claim Deed of record in Book 16512, Page 745-750, in the Register of Deeds for Davidson County, Tennessee and Quit Claim Deed Instrument Number 20140409-0029613 ,in the Register of Deeds for Davidson County, Tennessee, thence with said line the following nine (9) bearings and distances:

1. North 29 degrees 53 minutes 56 seconds East, 16.00 feet to a point in centerline of driveway;
2. North 48 degrees 58 minutes 22 seconds West, 529.41 feet to a point in centerline of driveway;
3. South 29 degrees 03 minutes 58 seconds West 43.00 feet to found 3/4" diameter iron rebar at base of railroad fence post;
4. South 29 degrees 03 minutes 58 seconds West, 102.40 feet to a found 5/8" diameter iron rebar in fence line;
5. South 46 degrees 15 minutes 08 seconds West, 388.37 feet to a found 5/8" diameter iron rebar in fence line;
6. South 59 degrees 47 minutes 37 seconds West, 199.62 feet to a found 3/4'" diameter iron rebar at base of 20 inch sweet gum tree in fence line;
7. South 56 degrees 10 minutes 13 seconds West, 126.57 feet to a found 5/8" diameter iron rebar in fence line;
8. South 44 degrees 25 minutes 31 seconds West, 175.85 feet to a found 5/8" diameter iron rebar in fence line;
9. South 87 degrees 28 minutes 19 seconds West, 1,575.84 feet to a found 5/8" diameter axile road iron rebar, located from a witness corner 12 inch diameter Black Oak tree, in the line of South Harpeth, LLC, Quit Claim Deed Instrument Number 20120907-0081060 recorded in the Register of Deeds Office for Davidson County, Tennessee;

Thence with said line the following ten (10) bearings and distances:

1. North 25 degrees 32 minutes 52 seconds West, 1,451.01 feet to a found 3/4 "diameter axle rod;
2. South 62 degrees 45 minutes 43 seconds East, 1,306.13 feet to a found center of large stump;
3. North 54 degrees 45 minutes 27 seconds East, 650.58 feet to a found 5/8" diameter iron rebar with Gresham Smith and Partners cap with Gresham Smith and Partners cap;
4. North 84 degrees 35 minutes 08 seconds East, 198.00 feet to a found 5/8" diameter iron rebar with Gresham Smith and Partners cap;
5. North 61 degrees 38 minutes 54 seconds East, 427.69 feet an old stump on South Harpeth River bank;
6. North 61 degrees 38 minutes 54 seconds East, 46.80 feet to point in the centerline of the South Harpeth River;
7. North 57 degrees 00 minutes 00 seconds East, 24.36 feet to a found iron rebar;
8. North 57 degrees 00 minutes 00 seconds East, 81.94 feet to a found 5/8" diameter iron rebar;
9. South 83 degrees 43 minutes 38 seconds East, 520.15 feet to a found witness 5/8" diameter iron rebar on line:

10. South 83 degrees 43 minutes 38 seconds East, 217.73 feet to a point in the centerline of the South Harpeth River, common corner with P. E. Partners, Quit Claim Deed Instrument Number 20101209-0098083 recorded in the Register of Deeds Office for Davidson County, Tennessee;

Thence with said line South 83 degrees 43 minutes 38 seconds East, 764.32 feet to a found 5/8" diameter iron with Gresham Smith and Partners cap P. E. Partners, Deed Book 10547, Page 4-5, recorded in the Register of Deeds Office for Davidson County, Tennessee;

Thence with said line South 83 degrees 43 minutes 39 seconds East, 346.80 feet to a found concrete marker corner with cap P. E. Partners, Deed Book 10547, Pages 4-5, recorded in the Register of Deeds Office for Davidson County, Tennessee, and P. E. Partners, Deed Book 16512, Pages 745-750, recorded in the Register of Deeds Office, Tennessee:

Thence with said line the following four (4) bearings and distances:

1. South 12 degrees 45 minutes 00 seconds West, 495.00 feet to a found 5/8" diameter iron rebar;
2. South 19 degrees 59 minutes 44 seconds West, 330.00 feet to a found corner post;
3. South 57 degrees 41 minutes 27 seconds West, 438.73 feet to a found corner post;
4. North 50 degrees 31 minutes 02 seconds West, 385.21 feet to the point beginning;

Containing 3,534,347.57 square feet, more or less or 81.14 acres more or less.

Source of North Tennessee State Plane Coordinates

Land Description prepared by Kenneth D. Church, Tennessee Land Surveyor Number 1004, Church Land Surveys, 4001 Deer Creek Boulevard, Spring Hill, Tennessee 37174. Project Number 22-0001W

Being the same property conveyed to Howard B. Pinkerton and Linda Faye Pinkerton (Husband and Wife) as tenants by the entirety by Quitclaim Deed from Cathleen Pinkerton (aka Catherine Pinkerton), of record in Instrument No. 20140423-0034143, Register's Office of Davidson County, Tennessee, dated April 18, 2014 and recorded on April 23, 2014.

Also being the same property conveyed to Howard Pinkerton and Catherine Pinkerton by Quitclaim Deed from Joyce Pinkerton, of record in Book 6512, Page 254, Register's Office of Davidson County, Tennessee, dated March 7, 1985 and recorded on March 10, 1985.

Also being a part of the same property conveyed to Catherine Pinkerton, Joyce Pinkerton, and Howard Pinkerton by Quitclaim Deed from Ruby M. Pinkerton, of record in Book 4921, Page 952, Register's Office of Davidson County, Tennessee, dated June 7, 1975 and recorded on June 13, 1975.

And being a part of the same property conveyed to Mrs. Ruby M. Pinkerton by Warranty Deed from Mrs. Vera McPherson and husband, George W. McPherson and Mrs. Ora M. Foster and husband, B.S. Foster and Eugene M. Smith and wife, Mrs. Magdalene Smith, of record in Book 972, Page 375, Register's Office of Davidson County, Tennessee, dated July 3, 1935 and recorded on July 5, 1935.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantee. 2. Easement for Access and Use of Water Spring, recorded in Book 6512, Page 254. 3. Easement for Transmission Line, recorded in Instrument No. 20050722-0085429. 4. Agreement as set forth in the instrument recorded in Book 11518, Page 579. 5. No coverage is provided as to the amount of acreage or square footage of the land. 6. Easement for the flow of the waters of South Harpeth River, and the rights of the public therein. 7. Rights of upper and lower riparian owners to the flow of the waters of the South Harpeth River, free from diminution or pollution.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 4/14/22.

George E. Mudter, Jr.
Dated 4/14/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary Public
Dated 4/14/22

My commission expires 10/2/2023

