Karen Johnson Davidson County
Batch# 859025 DEEDWARRSP
05/19/2022 10:50:30 AM 5 pgs
Fees: $28.00 Taxes: $31,450.00
20220519-0058023

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,500,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE May 12th 2022.

(Affix Seal) Notary Public

My Commission Expires:

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

2022-03-139

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**HALE TITLE AND ESCROW, LLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TENNESSEE 37069

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| | | Map/Parcel |
| Daniel T. Heard, Trustee of A Trust Agreement, dated May 12, 2022 | P.O. Box 2966 | 144-09-0-005.00 |
| 1608 Chickering Road | Brentwood, TN 37024 | 144-09-0-016.00 |
| Nashville, TN 37215 | | 144-13-0-005.00 |
| | | 144-13-0-023.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mara Hofman, Trustee of The Amended and Restated Zinnia Trust U/A dated January 29, 2021**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel T. Heard, Trustee of a Trust Agreement, dated May 12, 2022**, hereinafter called the GRANTEE, his successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Being a tract of land in the City of Forest Hills, Second Civil District, Davidson County, located between Chickering Road and Subdivision of Chickering Estates, Section One and Two and being more particular described as follows:

Beginning at a point in the center of Chickering Road, said point being the southwest corner to Mary Cortner Ragland of record in Book 4528, page 516, and Book 2486, page 221, Register's Office for Davidson County, and said point being approximately 600 feet as measured along said road southerly from the southwest corner of Chickering Woods Subdivision of record in Book 3842, page 105, said Register's Office.

Thence, leaving said road with Ragland's southerly boundary and passing an iron pin on the easterly margin of said road at 31.0 feet, in all south 79°58' East, 713.2 feet to an iron pin;

Thence, South 4°19' West, 160.0 feet to an iron pin;

Thence, continuing with Ragland's southerly boundary North 88°00' East, 323.0 feet to an iron pin; Thence, North 60°41' East, 355.3 feet to an iron pin, Ragland's southeast corner;

Thence, with Ragland's easterly boundary North 6°11' East, 545.2 feet to an iron pin in twenty-inch Ash tree, being the southeast corner to Chickering Woods Subdivision;

Thence, with said subdivision North 1°21' East 110.3 feet to an iron pin;

Thence, leaving said subdivision with the southerly boundary to Chickering Estates, Section Two, of record in Book 4460, page 134, said Register's Office, South 82°40' East, 224.7 feet to a monument;

Thence, South 34°4' East, 426.6 feet to a monument;

Thence, with the westerly boundary of Chickering Estates, Section One, of record in Book 2663, pages 86 and 87, said Register's Office, South 16°22' West, 282.2 feet to an iron pin;

Thence, leaving said subdivision with the property deeded to Robert J. Walker, of record in Book 5194, page 624, said Register's Office, North 74°58' West, 90.0 feet to an iron pin;

Thence, South 26°16' West, 199.8 feet to an iron pin;

Thence, South 67°38' East, 125.0 feet to an iron pin in said westerly boundary of Chickering Estates, Section One;

Thence, with said boundary South 43°57' West, 543.0 feet to an iron pin;

Thence, North 66°32' West, 74.5 feet to an iron pin in concrete;

Thence, continuing with said Chickering Estates, South 5°14' West 441.6 feet to an iron pin, the northeast corner to Josephine Smith, et al, of record in Book 5352, page 561, said Register's Office, North 5°48' East, 270.9 feet to an iron pin;

Thence, leaving said Chickerin Estates with Smith's northerly line and a fence line north 84 degrees, 46 minutes west, 664.5 feet to an iron pipe;

Thence, leaving Smith's line and with the easterly line to Harvie Branscomb of record in Book 2930, page 208, said Register's Office, north 5 degrees, 48 minutes east, 270.9 feet to an iron pin;

Thence, with the easterly line to John P. Mayo of record in Book 6290, page 630, said Register's Office, North 17°56'30" West, 100.0 feet to an iron pin;

Thence, North 16°00' East, 95.7 feet to an iron pin, Mayo's Northeast corner;

Thence, with Mayo's northerly boundary North 75°55" West, 809.5 feet to the center of Chickering Road;

Thence, with the center of said road North 20°18' East, 320.0 feet to the point of beginning, containing 28.06 acres, more or less.

TOGETHER WITH easements in favor of subject property for roadway and utilities across the adjoining property, said easements described in the following instruments:

1. Warranty Deed of record in Book 4132, page 45, Register's Office for Davidson County, Tennessee;
2. Installment Deed of record in Book 4131, page 969, Register's Office for Davidson County, Tennessee; and
3. Warranty Deed of record in Book 3034, page 881, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all easements set forth in that certain Ground Lease and Driveway Easement Certification Agreement and Addendum of record in Book 6541, page 424, said Register's Office as modified by Second Addendum to Ground Lease and Driveway Easement Clarification Agreement of record in Book 8468, page 221, said Register's Office and Assignment and Assumption of Lease of record by Instrument Nos. 20031106-0163445 and 20180119-0005948, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mara Hofman, Trustee of The Amended and Restated Zinnia Trust U/A dated January 29, 2021 by Warranty Deed from Michael D. Sontag, Trustee of The James Trust U/A dated November 15, 2017, of record by Instrument No. 20210209-0018133, dated February 8, 2021, said Register's Office. The foregoing Warranty Deed was corrected by Scrivener's Affidavit of record as Instrument No. 20220321-0032024, said Register's Office.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2022 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, leases, and easements of record and other matters of record, terms, provisions, convenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions of record in Book 2810,page5, and Book 3096,page210, Register's Office for Davidson County, Tennessee, but ommitting any covenant, condition, or restiction, if any, based on rece, color, religion, sex, handivap, familial status, or nation origin, unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but dos not discriminate against handicapped persons, Easement for Private Road as set forth of record in Book 3034,page188, said Register's Office, Easement for Roadway and Public Utilities as set forth in Deed of record in Book 4131,page969, said Register's Office, Easement for Roadway and Public Utilities as set forth in Deed of record in Book 4132,page45, said Register's Office, Terms, Conditions and Easements as set forth in that certain Ground Lease and Driveway Easement Clarification Agreement and Addendum of record in Book 6451,page424, as modified by Second Addendum to Ground Lease and Driveway Easement Clarification Agreement of record in book 8468,page221, said Register's Office, Assigment and Assumption of Lease of record by Instrument Nos. 20031106-0183445, 20170419-0038255, 20180119-0005948, and 20210209-0018135, said Register's Office, Matters shown on the Plan of record in Minute Book L, page 423, said Register's Office, and Right of Way of Chickering Road.

This is unimproved property known as 1608 Chickering Road, Nashville, TN 37215.

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, his successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

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.

**[The remainder of this page is left blank intentionally. Signatures and Notary acknowledgments appear on the following page.]**

Effective the 12 day of May, 2022:

The Amended and Restated Zinnia Trust dated January 29, 2021

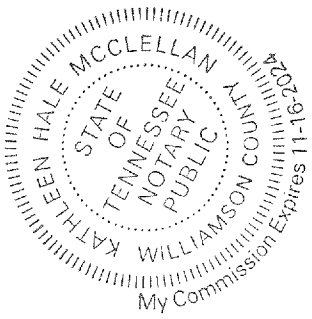
By: Mara Hofman, trustee
Mara Hofman, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of May, 2022, before me personally appeared Mara Hofman, Trustee of The Amended and Restated Zinnia Trust dated January 29, 2021, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of May, 2022.

Notary Signature
My commission expires: 11/16/2024



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 MAY 11, 2022.

Date

Affiant Signature

5/12/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of May, 2022.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

