WARRANTY DEED

Karen Johnson Davidson County
Batch# 865694 DEEDWARR
06/01/2022 01:55:15 PM 11 pgs
Fees: $58.00 Taxes: $13,601.20

20220601-0063340

MJ-ZS-22-4269-4301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,676,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/26

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/11/2026 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JORGE E. SILVA	**NEW OWNER**	
(NAME)	(NAME)	
236 VALENCIA AVENUE		**p/o 056-00-0 010.00**
(ADDRESS)	(ADDRESS)	
CORAL GABLES, FL 33134		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOROTHY A. RANDALL AND SHIRLEY ALFORD HERRMAN, AKA SHIRLEY ANN HERRMAN AND JENNIFER ROSE GANN AND ROBERT BRANDON HERRMAN AND AMANDA BETH SMITH AND PATRICIA LYNN KOENIG AND RANDALL HUGH HERRMAN AND EMERAL STARR HERRMAN, TRUSTEE OF THE GEORGE W. HERRMAN FAMILY TRUST AND DENNIS LYNN RANDALL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORGE E. SILVA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PARCEL 10.00 AS SHOWN ON DAVIDSON COUNTY TAX MAP 056-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF PECAN VALLEY ROAD AT THE SOUTHEAST CORNER OF THE AMANDA SMITH PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200520-0052397 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, (R.O.D.C., TN), SAID POINT BEING IN THE APPROXIMATE CENTERLINE OF A BRANCH, SAID POINT BEING WITNESSED BY AN IRON ROD (SET) AT A 10' OFFSET EASTERLY ALONG THE NORTHERLY MARGIN OF PECAN VALLEY ROAD, AND SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERLY LINE OF THE AMANDA SMITH PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200520-0052397, (R.O.D.C., TN), AND GENERALLY WITH THE APPROXIMATE CENTERLINE OF A BRANCH, N35°11'53"W, 268.51' TO A POINT AT THE MOST SOUTHERLY CORNER OF THE LANA BROWN AND JOHN W. BROWN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20090602-0050586, (R.O.D.C., TN);

THENCE, WITH COMMON LINES WITH THE LANA BROWN AND JOHN W. BROWN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20090602-0050586, (R.O.D.C., TN), THE FOLLOWING THREE (3) COURSES:

THENCE, N21°19'15"E, 454.06' TO AN IRON ROD WITH CAP STAMPED "CARROLL 1335" (FOUND) AT THE BEGINNING OF A FENCE LINE;

THENCE, GENERALLY WITH AN EXISTING FENCE LINE, N09°19'51"W, 305.05' TO AN AXLE (FOUND);

THENCE, GENERALLY WITH AN EXISTING FENCE LINE, N53°30'53"W, 408.33' TO AN AXLE (FOUND)

AT A COMMON CORNER WITH THE JAMES BRYAN LEWIS, TRUSTEE PROPERTY AS OF RECORD IN INSTRUMENT NO. 20121231-0120589, (R.O.D.C., TN);

THENCE, WITH COMMON LINES WITH THE JAMES BRYAN LEWIS, TRUSTEE PROPERTY AS OF RECORD IN INSTRUMENT NO. 20121231-0120589, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING FORTY-SIX (46) COURSES:

THENCE, N17°36'58"W, 65.70' TO A 24" WALNUT TREE;

THENCE, N19°58'09"W, 421.49' TO A 10" GUM TREE;

THENCE, N34°53'31"W, 150.71' TO AN IRON ROD WITH CAP STAMPED "CARROLL 1335" (FOUND);

THENCE, N14°16'41"W, 47.44' TO AN 18" WHITE OAK TREE;

THENCE, N22°51'23"W, 206.24' TO A 16" HICKORY TREE;

THENCE, N30°29'38"W, 86.15' TO A 16" SYCAMORE TREE;

THENCE, N22°31'18"W, 116.17' TO A 6" HICKORY TREE;

THENCE, N16°15'06"W, 287.27' TO A 12" WALNUT TREE;

THENCE, N24°12'02"W, 193.33' TO A 6" MAPLE TREE;

THENCE, N13°50'03"W, 27.90' TO A T-POST (FOUND);

THENCE, N06°04'18"W, 142.81' TO A 10" WHITE OAK TREE;

THENCE, N20°19'05"W, 50.03' TO AN 8" GUM TREE;

THENCE, N08°45'13"W, 56.17' TO A 16" HICKORY TREE;

THENCE, N21°02'20"E, 85.67' TO A 16" WALNUT TREE;

THENCE, N29°16'35"E, 70.01' TO A 10" MAPLE TREE;

THENCE, N48°12'30"E, 49.66' TO A 14" WALNUT TREE;

THENCE, N18°58'57"E, 51.66' TO AN 8" IRONWOOD TREE;

THENCE, N10°49'23"W, 74.99' TO A 12" WALNUT TREE;

THENCE, N03°45'24"E, 272.59' TO A T-POST (FOUND);

THENCE, N02°45'20"W, 36.61' TO A 10" WALNUT TREE;

THENCE, N22°17'40"W, 247.79' TO A 6" IRONWOOD TREE;

THENCE, N61°40'26"W, 21.74' TO AN IRON ROD WITH CAP STAMPED "CARROLL 1335" (FOUND);

THENCE, N25°41'45"E, 18.43' TO A 36" BEECH TREE;

THENCE, N18°13'43"W, 102.96' TO AN 18" BEECH TREE;

THENCE, N09°39'40"E, 67.43' TO A 3/4" REBAR (FOUND);

THENCE, N36°11'57"E, 19.22' TO A 5/8" REBAR (FOUND);

THENCE, N13°55'27"E, 73.36' TO A 12" GUM TREE;

THENCE, N19°18'19"W, 64.48' TO A 12" ASH TREE;

THENCE, N28°50'38"W, 42.25' TO AN 8" ELM TREE;

THENCE, N18°27'06"W, 57.07' TO AN IRON ROD WITH CAP STAMPED "CARROLL 1335" (FOUND);

THENCE, N05°48'23"E, 57.38' TO A 5/8" REBAR (FOUND);

THENCE, N05°56'20"E, 219.95' TO A 30" OAK TREE;

THENCE, N06°54'40"W, 53.77' TO AN 18" OAK TREE;

THENCE, N00°02'13"E, 229.03' TO A 12" ELM TREE;

THENCE, N10°29'23"E, 77.29' TO AN 8" OAK TREE;

THENCE, N33°31'05"E, 24.08' TO A 14" OAK TREE;

THENCE, N45°08'55"E, 195.72' TO A 5" OAK TREE;

THENCE, N48°33'13"E, 140.63' TO A 5/8" REBAR (FOUND);

THENCE, N19°15'16"W, 356.33' TO A 30" OAK TREE;

THENCE, N06°39'23"W, 188.30' TO A 5/8" REBAR (FOUND);

THENCE, N18°31'52"E, 99.71' TO A 4" GUM TREE;

THENCE, N38°32'41"E, 328.26' TO A 30" OAK TREE;

THENCE, N13°31'43"E, 285.68' TO AN 8" HICKORY TREE;

THENCE, N35°54'34"E, 70.53' TO AN IRON ROD (SET);

THENCE, N40°22'33"E, 266.99' TO A 12" OAK TREE;

THENCE, N50°03'24"E, 408.88' TO A 32" WHITE OAK TREE AT THE SOUTHWEST CORNER OF THE BARRY W. SULKIN AND MINDA LAZAROV PROPERTY AS OF RECORD IN DEED BOOK 5369, PAGE 491, (R.O.D.C., TN), SAID 32" WHITE OAK TREE ALSO BEING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY LINES OF THE BARRY W. SULKIN AND MINDA LAZAROV PROPERTY AS OF RECORD IN DEED BOOK 5369, PAGE 491, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING SIX (6) COURSES:

THENCE, S67°19'28"E, 86.62' TO A 16" OAK TREE;

THENCE, S67°39'02"E, 261.89' TO A 16" CHESTNUT OAK TREE;

THENCE, S77°29'29"E, 150.72' TO AN 16" RED OAK TREE;

THENCE, S86°50'25"E, 302.02' TO A 12" HICKORY TREE;

THENCE, S78°27'50"E, 133.45' TO A 14" OAK TREE;

THENCE, ALSO WITH A COMMON LINE WITH THE TAWAN TUNGMANELATKUL, ET AL PROPERTY AS OF RECORD IN INSTRUMENT NO. 20060919-0115616, (R.O.D.C., TN), S48°57'42"E, 211.32' TO A 10" OAK TREE;

THENCE, WITH COMMON LINES WITH THE TAWAN TUNGMANELATKUL, ET AL PROPERTY AS OF RECORD IN INSTRUMENT NO. 20060919-0115616, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING SIX (6) COURSES;

THENCE, S46°02'11"E, 104.44' TO A 10" OAK TREE;

THENCE, S39°51'22"E, 383.61' TO AN 8" OAK TREE;

THENCE, S27°29'46"E, 66.18' TO A 6" OAK TREE;

THENCE, S20°06'19"E, 241.40' TO A 10" HICKORY TREE;

THENCE, S17°45'33"E, 214.86' TO A 4" OAK TREE;

THENCE, S24°26'10"E, 223.84' TO A 6" HICKORY TREE AT THE NORTHWEST CORNER OF THE IRREVOCABLE TRUST OF MARGARET P. BERNADO PROPERTY AS OF RECORD IN INSTRUMENT NO. 20201221-0151369, (R.O.D.C., TN);

THENCE, WITH THE WESTERLY LINES OF THE IRREVOCABLE TRUST OF MARGARET P. BERNADO PROPERTY AS OF RECORD IN INSTRUMENT NO. 20201221-0151369, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING TWELVE (12) COURSES:

THENCE, S24°38'19"E, 147.88' TO A 12" CHESTNUT OAK TREE;

THENCE, S02°49'01"E, 402.11' TO AN 18" HICKORY TREE;

THENCE, S05°46'25"E, 131.50' TO A 14" CHESTNUT OAK TREE;

THENCE, S10°30'33"E, 106.24' TO A 30" CHESTNUT OAK TREE;

THENCE, S16°13'09"E, 312.53' TO A 24" OAK TREE;

THENCE, S04°10'15"E, 195.45' TO A 34" OAK TREE;

THENCE, S01°50'37"E, 128.81' TO A 36" OAK TREE;

THENCE, S16°46'18"E, 97.84' TO A 24" OAK TREE;

THENCE, S29°42'04"E, 109.86' TO A 6" OAK TREE;

THENCE, S33°39'31"E, 74.43' TO AN 18" CHESTNUT OAK TREE;

THENCE, S43°29'04"E, 166.55' TO A 20" OAK TREE;

THENCE, S58°02'34"E, 226.51' TO A 32" OAK TREE AT THE NORTHWEST CORNER OF THE BARRY L. BAKER PROPERTY AS OF RECORD IN INSTRUMENT NO. 20170124-0007726, (R.O.D.C., TN);

THENCE, WITH THE WESTERLY LINES OF THE BARRY L. BAKER PROPERTY AS OF RECORD IN INSTRUMENT NO. 20170124-0007726, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING THREE (3) COURSES:

THENCE, S31°26'31"E, 78.69' TO A 14"/8" TWIN HICKORY TREE;

THENCE, S02°19'08"E, 179.03' TO A 32" OAK TREE;

THENCE, S07°37'49"E, 445.27' TO A 1/2" REBAR AT A PLANTED STONE (FOUND) AT THE MOST NORTHERLY CORNER OF THE ADAM BOHNETT AND ANNE BRIGGS PROPERTY AS OF RECORD IN INSTRUMENT NO. 20191022-0107976, (R.O.D.C., TN);

THENCE, WITH THE NORTHWESTERLY LINES OF THE ADAM BOHNETT AND ANNE BRIGGS PROPERTY AS OF RECORD IN INSTRUMENT NO. 20191022-0107976, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING THREE (3) COURSES:

THENCE, S18°57'39"W, 195.55' TO AN IRON ROD (FOUND);

THENCE, S40°32'33"W, 282.65' TO A 10" OAK TREE;

THENCE, S54°56'41"W, 244.22' TO AN IRON ROD (FOUND) AT THE NORTHEAST CORNER OF THE DENNIS CANTRELL PROPERTY AS OF RECORD IN INSTRUMENT NO. 20160127-0007830, (R.O.D.C., TN);

THENCE, WITH THE NORTHERLY LINE OF THE DENNIS CANTRELL PROPERTY AS OF RECORD IN INSTRUMENT NO. 20160127-0007830, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, S59°22'59"W, 209.14' TO A 1/2" REBAR (FOUND) AT THE NORTHEAST CORNER OF THE JAMES F. JOHNSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20060921-0117178, (R.O.D.C., TN);

THENCE, WITH COMMON LINES WITH THE JAMES F. JOHNSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20060921-0117178, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING TWO (2) COURSES:

THENCE, S53°38'41"W, 289.13' TO A 5/8" REBAR (FOUND) AT THE NORTHWEST CORNER OF THE JAMES F. JOHNSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20060921-0117178, (R.O.D.C., TN);

THENCE, S17°37'45"E, 47.57' TO AN IRON ROD (FOUND) AT THE NORTHEAST CORNER OF THE 4341 PECAN VALLEY RD, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190711-0067517, (R.O.D.C, TN);

THENCE, WITH THE NORTHERLY LINE OF THE 4341 PECAN VALLEY RD, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190711-0067517, (R.O.D.C, TN), AND GENERALLY WITH AN EXISTING FENCE LINE, S67°29'23"W, 417.68' TO AN IRON ROD (FOUND) AT THE NORTHEAST CORNER OF THE RANDY D. WARD AND BARBARA G. WARD PROPERTY AS OF RECORD IN DEED BOOK 6681, PAGE 260, (R.O.D.C., TN);

THENCE, WITH THE NORTHERLY LINE OF THE RANDY D. WARD AND BARBARA G. WARD PROPERTY AS OF RECORD IN DEED BOOK 6681, PAGE 260, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, S60°07'50"W, 221.87' TO AN IRON ROD (FOUND), AT THE NORTHEAST CORNER OF THE KAREN K. HYMAN PROPERTY AS OF RECORD IN DEED BOOK 9223, PAGE 648, (R.O.D.C., TN);

THENCE, WITH THE NORTHERLY LINE OF THE KAREN K. HYMAN PROPERTY AS OF RECORD IN DEED BOOK 9223, PAGE 648, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, S62°18'42"W, 212.00' TO AN IRON ROD (SET) AT THE NORTHWEST CORNER OF THE KAREN K. HYMAN PROPERTY AS OF RECORD IN DEED BOOK 9223, PAGE 648, (R.O.D.C., TN);

THENCE, WITH THE WESTERLY LINE OF THE KAREN K. HYMAN PROPERTY AS OF RECORD IN DEED BOOK 9223, PAGE 648, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, S17°40'54"E, 499.83' TO A 1/2" REBAR (FOUND) AT THE NORTHEAST CORNER OF THE CARL DOLLARHIDE, III PROPERTY AS OF RECORD IN INSTRUMENT NO. 20041007-0121006, (R.O.D.C, TN);

THENCE, WITH THE NORTHERLY LINE OF THE CARL DOLLARHIDE, III PROPERTY AS OF RECORD IN INSTRUMENT NO. 20041007-0121006, (R.O.D.C, TN), AND GENERALLY WITH AN EXISTING FENCE LINE, S62°17'49"W, 209.34' TO AN IRON ROD WITH CAP STAMPED "CARROLL 1335" (FOUND) AT THE NORTHEAST CORNER OF THE ROB HERRMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200520-0052405, (R.O.D.C., TN);

THENCE, WITH THE NORTHERLY LINE OF THE ROB HERRMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200520-0052405, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING TWO (2) COURSES:

THENCE, S63°06'55"W, 50.66' TO AN IRON ROD WITH CAP STAMPED "CARROLL 1335" (FOUND);

THENCE, S63°17'11"W, 197.43' TO AN IRON ROD WITH CAP STAMPED "CARROLL 1335" (FOUND) AT THE NORTHWEST CORNER OF THE ROB HERRMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200520-0052405, (R.O.D.C., TN);

THENCE, WITH THE WESTERLY LINE OF THE ROB HERRMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200520-0052405, (R.O.D.C., TN), S18°20'43"E, 111.31' TO AN IRON ROD (SET) AT THE NORTHEAST CORNER OF THE SHIRLEY ANN HERRMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190926-0098104, (R.O.D.C, TN);

THENCE, WITH THE NORTHERLY LINE OF THE SHIRLEY ANN HERRMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190926-0098104, (R.O.D.C, TN), S63°11'38"W, 229.99' TO AN IRON ROD (SET) AT THE NORTHWEST CORNER OF THE SHIRLEY ANN HERRMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190926-0098104, (R.O.D.C, TN), SAID IRON ROD (SET) ALSO BEING IN THE EASTERLY LINE OF THE JENNIFER GANN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200505-0046912, (R.O.D.C., TN);

THENCE, WITH COMMON LINES WITH THE JENNIFER GANN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200505-0046912, (R.O.D.C., TN), THE FOLLOWING THREE (3) COURSES:

THENCE, N18°11'00"W, 79.55' TO AN IRON ROD (SET) AT THE NORTHEAST CORNER OF THE JENNIFER GANN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200505-0046912, (R.O.D.C., TN);

THENCE, S60°39'55"W, 270.00' TO AN IRON ROD (SET) AT THE NORTHWEST CORNER OF THE JENNIFER GANN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200505-0046912, (R.O.D.C., TN);

THENCE, S18°10'55"E, 129.93' TO AN IRON ROD (SET) AT THE NORTHEAST CORNER OF THE M.L. RANDALL AND SHIRLEY RANDALL PROPERTY AS OF RECORD IN DEED BOOK 4209, PAGE 465, (R.O.D.C., TN);

THENCE, WITH COMMON LINES WITH THE M.L. RANDALL AND SHIRLEY RANDALL PROPERTY AS OF RECORD IN DEED BOOK 4209, PAGE 465, (R.O.D.C., TN), THE FOLLOWING FIVE (5) COURSES:

THENCE, S37°29'16"W, 80.00' TO AN IRON ROD (SET);

THENCE, S56°30'15"E, 60.00' TO AN IRON ROD (SET);

THENCE, S56°52'54"W, 243.00' TO AN IRON ROD (SET);

THENCE, S32°35'55"E, 156.52' TO AN IRON ROD (SET);

THENCE, S47°57'47"E, 83.48' TO AN IRON ROD (SET) IN THE NORTHERLY MARGIN OF PECAN VALLEY ROAD;

THENCE, WITH THE NORTHERLY MARGIN OF PECAN VALLEY ROAD, S56°52'54"W, PASSING AN IRON ROD (SET) AS A WITNESS PIN AT 42.03' AND CONTINUING FOR A TOTAL OF 52.03' TO THE POINT OF BEGINNING.

CONTAINING 13,818,442 SQUARE FEET OR 317.23 ACRES, MORE OR LESS ACCORDING TO BOUNDARY SURVEY PREPARED BY H & H LAND SURVEYING, INC., AND DATED APRIL 28, 2022 AND REVISED MAY 5, 2022.

LESS AND EXCEPT THE FOLLOWING TRACTS OF LAND DESCRIBED BELOW AS AREA A, AND AREA B:

AREA A

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF PARCEL 10.00 AS SHOWN ON DAVIDSON COUNTY TAX MAP 056-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) AT THE NORTHEAST CORNER OF THE JENNIFER GANN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200505-0046912 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, (R.O.D.C., TN);

THENCE, WITH THE NORTHERLY LINE OF THE JENNIFER GANN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200505-0046912, (R.O.D.C., TN), S60°39'55"W, 270.00' TO AN IRON ROD (SET) AT THE NORTHWEST CORNER OF THE JENNIFER GANN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200505-0046912, (R.O.D.C., TN), SAID IRON ROD (SET) BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH NEW LINES SEVERING THE JON M. RANDALL AND DOROTHY A. RANDALL REVOCABLE LIVING TRUST PROPERTY, THE FOLLOWING THREE (3) COURSES:

THENCE, N01°21'30"E, 85.50' TO AN IRON ROD (SET) AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N77°59'10"E, 42.23' TO AN IRON ROD (SET);

THENCE, N78°48'14"E, 195.77' TO THE POINT OF BEGINNING.

CONTAINING 9,984 SQUARE FEET OR 0.229 ACRES, MORE OR LESS. ACCORDING TO BOUNDARY SURVEY PREPARED BY H&H LAND SURVEYING, INC. AND DATED APRIL 28, 2022 AND REVISED ON MAY 5, 2022.

AREA B

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PART OF PARCEL 10.00 AS SHOWN ON DAVIDSON COUNTY TAX MAP 056-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) AT THE NORTHEAST CORNER OF THE SHIRLEY ANN HERRMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190926-0098104, (R.O.D.C., TN);

THENCE, WITH THE NORTHERLY LINE OF THE SHIRLEY ANN HERRMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190926-0098104, (R.O.D.C., TN), S63°11'38"W, 229.99' TO AN IRON ROD (SET) AT THE NORTHWEST CORNER OF THE SHIRLEY ANN HERRMAN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190926-0098104, (R.O.D.C, TN), SAID IRON ROD (SET) BEING IN THE EASTERLY LINE OF THE JENNIFER GANN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200505-0046912, (R.O.D.C., TN), AND SAID IRON ROD (SET) ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERLY LINE OF THE JENNIFER GANN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200505-0046912, (R.O.D.C., TN), N18°11'00"W, 79.55' TO AN IRON ROD (SET) AT

THE NORTHEAST CORNER OF THE JENNIFER GANN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200505-0046912, (R.O.D.C., TN), SAID IRON ROD (SET) ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH A NEW LINE SEVERING THE JON M. RANDALL AND DOROTHY A. RANDALL REVOCABLE LIVING TRUST PROPERTY, N83°01'38"E, 231.81' TO THE POINT OF BEGINNING.

CONTAINING 9,044 SQUARE FEET OR 0.208 ACRES, MORE OR LESS ACCORDING TO BOUNDARY SURVEY PREPARED BY H&H LAND SURVEYING, INC. AND DATED APRIL 28, 2022 AND REVISED ON MAY 5, 2022.

Being a portion of the same property conveyed to H. L. Randall and wife Theney Randall by Installment Deed from F. M. Howington (widower) and James F. Howington and Katherine Howington Jones of record in Book 1055, Page 165 Register's Office for Davidson County, Tennessee, dated October 15, 1937 and recorded on December 4, 1937.

Theney Randall died on February 5, 1971 and H. L. Randall (AKA J. L. Randall) died on January 6, 1972. Their Joint and Mutual Last Will and Testament devised life estates to their four children: Robert T. Randall (date of death February 5, 1971), M. L. Randall AKA Monroe L. Randall (date of death June 22, 1983, O. L. Randall (AKA Orville L. Randall (date of death February 5, 1978) and Janice Randall Herrman (date of death October 11, 1982); and upon their deaths to seven grandchildren: Robert Harold Herrman AKA Robert Herold Herrman, Patricia Lynn Herrman, NKA Patricia Lynn Koenig, Randall Hugh Herrman, George William Herrman, Larry Gene Randall, Dennis Lynn Randall, and Jon Mac Randall.

Robert Harold Herrman died on October 11, 1972 and by his Last Will and Testament in Case No. 19P1289 in the Probate Court for Davidson County, Tennessee, he devised his interest to Shirley Alford Herrman (AKA SHIRLEY ANN HERRMANN), Jennifer Rose Herrman, NKA Jennifer Rose Gann, Robert Brandon Herrman, and Amanda Beth Herrman, NKA Amanda Beth Smith.

George William Herrman died on June 29, 2014 and by his Last Will and Testament in Case Nos. 15P41 in the Probate Court for Davidson County, Tennessee and also recorded in Instrument No. 20150123-0006752 in the Davidson County, Register of Deeds, he devised his interest to the George W. Herrman Family Trust.

Larry Gene Randall died on November 11, 2003, leaving his brothers Jon M. Randall and Dennis L. Randall as his only heirs as evidenced by Affidavit of Heirship recorded in Instrument No. 20131010-0106303 and Instrument No. 20131010-0106304, Register's Office for Davidson County, Tennessee.

Jon M. Randall died on June 23, 2019 and by his Last Will and Testament in Will Book 244, Page 468, in the Probate Court for Hamilton County, Tennessee, and also recorded in Instrument No. 20170918-0095298 in the Register's Office for Davidson County, Tennessee, he devised his interest to the Jon M. Randall and Dorothy A. Randall Revocable Living Trust and further conveyed to Dorothy A. Randall by Trustee's Deed from Dorothy A. Randall, Trustee of the Jon M. Randall and Dorothy A. Randall Revocable Living Trust of record in Instrument No. 20171019-0107089 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022.
- Greenbelt Rollback Taxes
- Subject to a 25' Wide Easement for Ingress/Egress at the southwest corner of said property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is property commonly known as: **4269 Pecan Valley Rd, Nashville, Tennessee 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Randall Hugh Herrman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDALL HUGH HERRMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of May, 2022.

Notary Public
My Commission Expires: 9/2/24
(SEAL)



Witness my/our hand(s) this the 5th DAY OF MAY, 2022.

Dorothy Randall by Jon Michael Randall, Attorney-in-Fact

Shirley ~~Alford~~ Herrman

Jennifer Rose Gann by Paul Hinman, Attorney-in-Fact

Robert Brandon Herrman

Amanda Beth Smith

Patricia Lynn Koenig by Paul Hinman, Attorney-in-Fact

George W. Herrman Family Trust

BY: Emeral Starr Herrman
Emeral Starr Herrman
Trustee

Dennis Lynn Randall by Paul Hinman, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jon Michael Randal, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DOROTHY A. RANDALL, and who acknowledged he/she/they executed the same as the free act and deed of the said DOROTHY A. RANDALL.

Witness my hand and official seal, this the 5th of May, 2022.

Notary Public
My Commission Expires: 6/11/23
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY ~~ALFORD~~ HERRMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of May, 2022.

Notary Public
My Commission Expires: 6/11/23
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JENNIFER ROSE GANN, and who acknowledged he/she/they executed the same as the free act and deed of the said JENNIFER ROSE GANN.

Witness my hand and official seal, this the 5th of May, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

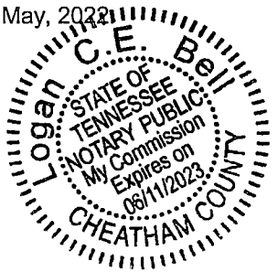


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT BRANDON HERRMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of May, 2022.

Notary Public
My Commission Expires: 6/11/23
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA BETH HERRMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of May, 2022.

Notary Public
My Commission Expires: 6/11/23
(SEAL)

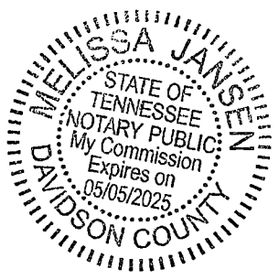


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICIA LYNN HERRMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said PATRICIA LYNN HERRMAN.

Witness my hand and official seal, this the 5th of May, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

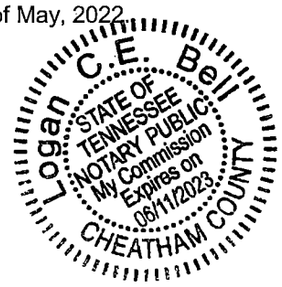


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMERAL STARR HERRMAN, TRUSTEE of GEORGE W. HERRMAN FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of May, 2022.

Notary Public
My Commission Expires: 6/11/23
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DENNIS LYNN RANDALL, and who acknowledged he/she/they executed the same as the free act and deed of the said DENNIS LYNN RANDALL.

Witness my hand and official seal, this the 5th of May, 2022.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

