Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 867048 DEEDWARR
06/03/2022 11:55:04 AM 3 pgs
Fees: $18.00 Taxes: $14,430.00
20220603-0064311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce L. Bellak 2013 Trust U/T/A 11/14/2013	New Owner	
(NAME) 7623 River Road Pike	(NAME)	089-00-0-015.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KRISTIN J. TANT, TRUSTEE OF THE 7623 RIVER ROAD TRUST U/A/D DECEMBER 7, 2017**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRUCE L. BELLAK, TRUSTEE OF THE BRUCE L. BELLAK 2013 TRUST U/T/A 11/14/2013,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the 8th Civil District Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the center of the River Road where the Old Rucker line begins and running with and along the Rucker line North 87 degrees 30 East 558 feet to a point on the Old Rucker line; thence North 87 degrees 30 min. East 922 feet to a point; thence North 79 degrees. East 255 feet; thence North 77 degrees. 30 minutes East 403.9 feet, being the line of property deeded to L.F. Watkins of record in Book 487, page 208, Register's Office for Davidson County, Tennessee; thence North 73 degrees. East 148.5 feet; thence North 54 degrees. 15 minutes East 450.4 feet to the point where the Rucker line joins the Cumberland River; thence North along the boundary of the Cumberland River 17 degrees. 25 minutes West 1,237.5 feet to a point on said river; thence North 10 degree. West 605 feet to the center of Indian Creek where said creek flows into the Cumberland River, thence along the present meandering of said Indian Creek North 80 degree. West 290 feet to a point in said Creek; thence South 53 degrees 45minutes West 60 feet; thence South 5 degrees. 30 West 145 feet to a bend in said CreekCreek; thence South 53 degrees. West 230 feet along said creek; thence South 16 degrees. 30 minutes West 275 feet to the center of said creek where it joins the boundary of the L.F. Watkins property as of record in Book 502, page 301, Register's Office for Davidson County, Tennessee, thence South 19 degrees. 15 minutes West 220 feet to a point on the east bank of said creek thence South 57 degrees. 45 minutes West 200 feet to a point on the bank of a bend of Indian Creek; thence South 39 degrees 45minutes West 246 feet to a point; thence South 27 degrees. 35 minutes West 1,310 feet to a point 50 feet North of the Rucker line; thence parallel with the Rucker line South 87 degrees. 30minutes east 558 feet to a point in the River Road 50 feet North of the Rucker line; thence from said point 50 feet South on the River Road to the point of beginning.

Included in the description but excluded from this conveyance the following described property of 16.5 acres conveyed in Book 3099, page 482, Register's Office for Davidson County, Tennessee to Carsie Sircy and wife, Willie C. Sircy by deed from Dwight Watkins.

Beginning at a point at the intersection of the center line of Indian Creek and the Cumberland River; thence up Indian Creek along the center line thereof and along the line of the Cordell Hull Farm, as follows: North 80 degrees. West 290 feet; South 53 degrees. 45 minutes 60 feet South 5 degree. 30 minutes West 145 feet; South 53 degrees. West 230; South 16 degrees. 30minutes West 175 feet to a point in the line of the lands of C.L. Pickney; thence with said Creek along Pickney's line, South 19 degrees. 45 minutes West 160 feet to a point in Indian Creek lake; thence leaving said Creek along the new line of Dwight Watkins, South 68 degrees. East 488 feet; South 62 degrees. 30minutes East 98 feet to a large elm; South 24 degrees. East 210 feet to a large persimmon; South 28 degrees. East 236 feet to a double red oak, thence South 14 degrees. East 115.5 feet to a small buckeye tree with iron- wood pointers; thence South 3 degrees. East 132 feet to a buckeye tree; thence South 11 degrees. 30minutes West 66 feet to a double buckeye tree with cedar pointers; thence South 10 degrees. West 200 feet to an elm tree; South 28 degrees. 15minutes West 138 feet to a stake; South 31 degrees, West 99 feet to a stake; South 34 degrees, West 99 feet to a walnut tree in a fence row, being in the North line of the lands of Carsey Sircey; thence with his line, North 72 degrees. 30minutes East 128 feet to a hackberry; thence North 56 degree. East 419 feet to a point on Cumberland River; thence down said River, North 15 degree. 30minutes West 1,237.5 feet and North 9 degree. West 605 feet to the point of beginning containing 16.5 acres, more or less.

Additionally, there is a perpetual easement on the property herein conveyed to the United States Government of 5.29 acres conveyed to the U.S. Government in Book 2155, page 311-316, Register's Office for Davidson County, Tennessee described as follows:

A tract of land lying entirely below the 390-foot contour line above sea level, situate on the left descending bank of the Cumberland River, in the 8th Civil District of Davidson County, Tennessee, and bounded substantially as follows: Beginning at a point where the 390-foot contour line crosses the dividing line between the lands now or formerly of Charles L. and Margaret Burrus Pickney and the lands of the subject owner, said point being North 29 minutes 00 minutes 1,445 feet, more or less, from the most Northeasterly corner of the lands of said Pickney; thence, leaving said contour line and along said Pickney line, North 26 minutes 00 minutes East 450 feet, to a point in the center of a creek; thence Northeasterly and downstream, following the meandering of the center line of said creek and still along said Pickney line, a distance of 940 feet, more or less, to a point at the confluence of the center line of said creek with the ordinary high water line of the Cumberland River; thence, southerly and upstream, following the meanderings of said water line a distance of 1,900 feet, more or less, to a point in the line of the lands now or formerly of Carsie and Willie C. Sircy; thence leaving said water line and along said Sircy lines, South 59minutes 00minutes West 80 feet, to a point where the 390-foot contour line crosses the dividing line between the lands of said Sircy and the lands of the subject owner; thence, leaving said Sircy line, covering the lands of the subject owner and following the 390-foot contour line as it meanders generally as follow; North 14minutes 15minutes west 1,820 feet, North 52 minutes 00minutes West 125 feet, South 27 minutes 00 minutes West 820 feet, and South 50 minutes 30 minutes West 370 feet, to the point of beginning containing five and twenty-nine hundredths (5.29) acres, more or less.

Being the same property conveyed to Kristin J. Tant, Trustee of the 7623 River Road Trust U/A/D December 07, 2017, by Warranty Deed from Robert Jeremy Sisemore, as Trustee of the Robert Jeremy Sisemore 2012 Dynasty Trust Dated December 19, 2012, of record in Instrument No. 20171218-0128337, Register's Office for Davidson County, Tennessee, dated December 15, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 7623 River Road Pike, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 2nd day of June, 2022

THE 7623 RIVER ROAD TRUST U/A/D DECEMBER 7, 2017

BY: Kristin J. Tant, Trustee

KRISTEN J. TANT, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kristin J. Tant, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, who further acknowledge that she is the Trustee of the 7623 River Road Trust U/A/D December 7, 2017, and who further acknowledged by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 2nd day of June, 2022.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public