Karen Johnson Davidson County
Batch# 869083 DEEDWARR
06/09/2022 02:06:30 PM 11 pgs
Fees: $58.00 Taxes: $16,650.00
20220609-0065920

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829349**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,500,000.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2022. Notary Public My Commission Expires: 1-3-2023

SAMANTHA KING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 3, 2023

SPECIAL WARRANTY DEED

Address New Owner: Green Trails, LLC 2925 Berry Hill Drive Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 18100005200 18100013700 18100013600

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, **James Phillip Carter, a one-half (1/2) undivided interest and William R. Carter and Mary Jane Carter, Trustees of the Carter Farm Trust, dated September 3, 2020, a one-half (1/2) undivided interest (as to Tract 1), James Phillip Carter and wife, Rebecca Lee Brewer (as to Tract 2), and William R. Carter and Mary Jane Carter, Trustees of the Carter Farm Trust, dated September 3, 2020 (as to Tract 3)** collectively, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Green Trails, LLC, a Tennessee limited liability company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on the attached "Exhibit A."

This Conveyance is subject to the matters on the attached "Exhibit B" which is attached hereto and incorporated herein by reference.

This is property located at 6431, 6423, 6419 Pettus Road Nashville, TN 37013.

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

Grantor shall warrant and forever defend the right and title to said tracts or parcels of land unto Grantee and the legal representatives, successors-in-title and assigns of Grantee, against the claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

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

[SIGNATURES PAGES TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2022.

Rebecca Lee Brewer

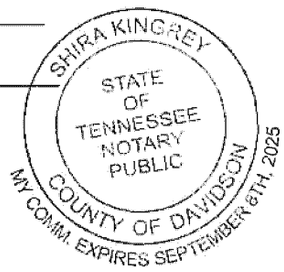
James Phillip Carter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebecca Lee Brewer and James Phillip Carter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2022.

Notary Public
My Commission Expires: _____



IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2022.

The Carter Farm Trust, dated September 3rd, 2020

BY: William R. Carter
William R. Carter, Trustee

BY: Mary Jane Carter
Mary Jane Carter, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William R. Carter and Mary Jane Carter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Trustees of The Carter Farm Trust, dated September 3rd, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 31st day of May, 2022.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

My Commission Expires: _____

"Exhibit A"

Tract 1:

A TRACT OF LAND IN THE 31ST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING BOUNDED ON THE NORTH BY O.I.C. VILLAS AT CONCORD PLACE, PHASE 5, ON THE EAST AND SOUTH BY JAMES PHILLIP CARTER AND WIFE, REBECCA LEE BREWER AND CARTER FAMILY TRUST AND ON THE WEST BY MILL CREEK TOWNE CENTER SUBDIVISION AND THE VILLAS AT CONCORD PLACE HOMEOWNERS ASSOCIATION AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JTA LAND SURVEYING, DATED MAY 23, 2022, JOB NUMBER: 2022-092 AND PROCEEDING AS FOLLOWS:

COMMENCING AT AN IRON ROD (FOUND) ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF PETTUS ROAD (RIGHT-OF-WAY WIDTH VARIES) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO COVENANT BAPTIST CHURCH OF BRENTWOOD, TN. AS OF RECORD IN INSTRUMENT NO. 20210525-0070471, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO BEING THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO CARTER FAMILY TRUST AS OF RECORD IN INSTRUMENT NO. 20200908-0101605, SAID REGISTER'S OFFICE; THENCE,

A. LEAVING THE NORTHERLY RIGHT-OF-WAY MARGIN OF PETTUS ROAD AND WITH THE COMMON PROPERTY LINE BETWEEN SAID COVENANT BAPTIST CHURCH OF BRENTWOOD, TN PROPERTY AND THE CARTER FAMILY TRUST PROPERTY, NORTH 48 DEGREES 45 MINUTES 39 SECONDS WEST, 447.27 FEET TO AN IRON ROD (FOUND); THENCE,

B. NORTH 47 DEGREES 18 MINUTES 50 SECONDS WEST, 97.89 FEET TO AN IRON ROD (FOUND); THENCE,

C. NORTH 43DEGREES 28 MINUTES 57 SECONDS WEST, 100.00 FEET TO AN IRON ROD (FOUND); THENCE,

D. NORTH 40 DEGREES 00 MINUTES 50 SECONDS WEST, 195.08 FEET TO A NAIL FOUND IN A 48-INCH OAK STUMP; THENCE,

E. NORTH 84 DEGREES 59 MINUTES 25 SECONDS WEST, 7.64 FEET TO AN IRON ROD (FOUND) IN THE EASTERLY PROPERTY LINE OF LOT NO. 11 AS SHOWN ON THE FINAL PLAT OF MILL CREEK TOWNE CENTER, RESUBDIVISION OF LOT 5 AS OF RECORD IN INSTRUMENT NO. 20091117-0105905, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD (FOUND) BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE,

1. WITH THE EAST PROPERTY LINE OF SAID LOT NO. 11, MILL CREEK TOWNE CENTER, RESUBDIVISION OF LOT 5 PROPERTY, IN PART, NORTH 05 DEGREES 53 MINUTES 46 SECONDS EAST, 150.20 FEET TO AN IRON ROD (FOUND) AT THE SOUTHEASTERLY PROPERTY CORNER OF LOT 12 AS SHOWN ON THE FINAL PLAT OF MILL CREEK TOWNE CENTER, RESUBDIVISION OF LOT 5, REVISION 2, AS OF RECORD IN INSTRUMENT NO. 20110602-0042165, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

2. WITH THE EAST PROPERTY LINE OF SAID LOT 12, MILL CREEK TOWNE CENTER, RESUBDIVISION OF LOT 5, REVISION 2, NORTH 05 DEGREES 39 MINUTES 19 SECONDS EAST, 116.44 FEET TO AN IRON ROD (FOUND) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO THE VILLAS AT CONCORD PLACE HOMEOWNER'S ASSOCIATION AS OF RECORD IN INSTRUMENT NO. 20100903-0070411, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

3. WITH THE EAST PROPERTY LINE OF SAID THE VILLAS AT CONCORD PLACE HOMEOWNER'S ASSOCIATION, IN PART, NORTH 05 DEGREES 54 MINUTES 32 SECONDS EAST, 729.70 FEET TO AN IRON ROD (FOUND) AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO O.I.C. VILLAS AT CONCORD PLACE, PHASE 5 AS OF RECORD IN INSTRUMENT NO. 20080318-0027346, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

4. WITH THE SOUTHERLY PROPERTY LINE OF SAID O.I.C. VILLAS AT CONCORD PLACE, PHASE 5, NORTH 61 DEGREES 00 MINUTES 00 SECONDS EAST, 478.72 FEET TO AN IRON ROD (SET); THENCE,

5. NORTH 67 DEGREES 42 MINUTES 44 SECONDS EAST, 199.44 FEET TO AN IRON ROD (SET) IN THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO JAMES PHILLIP CARTER AND WIFE, REBECCA LEE BREWER AS OF RECORD IN INSTRUMENT NO. 20111216-0098310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
6. WITH THE WEST PROPERTY LINE OF SAID JAMES PHILLIP CARTER AND WIFE, REBECCA LEE BREWER PROPERTY, SOUTH 07 DEGREES 16 MINUTES 45 SECONDS EAST, 789.01 FEET TO AN IRON ROD (SET); THENCE,
7. SOUTH 43 DEGREES 51 MINUTES 37 SECONDS WEST, 96.00 FEET TO AN IRON ROD (SET); THENCE,
8. SOUTH 81 DEGREES 51 MINUTES 37 SECONDS WEST, 139.00 FEET TO AN IRON ROD (SET); THENCE,
9. SOUTH 58 DEGREES 21 MINUTES 37 SECONDS WEST, 164.00 FEET TO AN IRON ROD (SET); THENCE,
10. SOUTH 53 DEGREES 51 MINUTES 37 SECONDS WEST, 147.00 FEET TO AN IRON ROD (SET) AT THE NORTHEASTERLY PROPERTY CORNER OF THE AFOREMENTIONED CARTER FAMILY TRUST PROPERTY; THENCE,
11. WITH THE NORTHERLY PROPERTY LINE OF SAID CARTER FAMILY TRUST, SOUTH 52 DEGREES 42 MINUTES 36 SECONDS WEST, 421.28 FEET TO A NAIL (FOUND) IN A 48-INCH OAK STUMP IN THE NORTHERLY PROPERTY LINE OF THE AFOREMENTIONED COVENANT BAPTIST CHURCH OF BRENTWOOD, TN PROPERTY; THENCE,
12. WITH THE NORTHERLY PROPERTY LINE OF SAID COVENANT BAPTIST CHURCH OF BRENTWOOD, TN PROPERTY, NORTH 84 DEGREES 59 MINUTES 25 SECONDS WEST, 7.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 613,954 SQUARE FEET OR 14.09 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2021.
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLIAM KELLOW AND CLARENCE WALLER BY WILL OF FRANCES WALLER, DECEASED, OF RECORD IN WILL BOOK 34, PAGE 43, COUNTY COURT FOR DAVIDSON COUNTY, AND CONVEYED TO C.R. WALLER AND W.A. KELLOW BY DEED FROM MARY F. WALLER, DATED OCTOBER 31, 1899, FILED JANUARY 13, 1900 AND RECORD IN BOOK 245, PAGE 209, REGISTER'S OFFICE FOR SAID COUNTY, AND CONVEYED TO C.R. WALLER BY PARTITION DEED BETWEEN THE SAID C.R. WALLER AND W.A. KELLOW, DATED FEBRUARY 16, 1900 AND FILED JANUARY 12, 1901, RECORDED IN BOOK 255, PAGE 423, IN SAID REGISTER'S OFFICE. FURTHER, C.R. WALLER CONVEYED TO MARIE WALLER CARTER BY WARRANTY DEED, DATED APRIL 9, 1962, RECORDED IN BOOK 3371, PAGE 580, IN SAID REGISTER'S OFFICE. THE SAID MARIE WALLER CARTER DIED ON SEPTEMBER 12, 2001, LEAVING WILLIAM ROBERT CARTER AND JAMES PHILLIP CARTER ACCORDING TO AFFIDAVITS OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20011114-0124754 AND INSTRUMENT NUMBER 20070507-0054949, AND IN INSTRUMENT NUMBER ___*_____, IN SAID REGISTER'S OFFICE.

* 202206090065919

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLIAM R. CARTER AND MARY JANE CARTER, TRUSTEES OF THE CARTER FARM TRUST, DATED SEPTEMBER 3, 2020 BY QUITCLAIM DEED RECORDED IN INSTRUMENT NO. 20200908-0101606

Tract 2:
Parcel A:
A TRACT OF LAND IN THE 31ST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PART OF PARCEL 137.00 ON DAVIDSON COUNTY TAX MAP NO. 181, BEING BOUNDED ON THE NORTH BY CARTER FAMILY TRUST, ON THE EAST BY THE REMAINING LANDS OF JAMES PHILLIP CARTER AND WIFE, REBECCA LEE BREWER, ON THE SOUTH BY PETTUS ROAD AND ON THE WEST BY CARTER FAMILY TRUST AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY

PREPARED BY JTA LAND SURVEYING, INC., DATED MAY 23, 2022, JOB NUMBER: 2022-092 AND PROCEEDING AS FOLLOWS:
BEGINNING AT AN IRON ROD (SET) ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF PETTUS ROAD (RIGHT-OF-WAY WIDTH VARIES) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO CARTER FAMILY TRUST (TAX MAP 181-PARCEL 136.00) AS OF RECORD IN INSTRUMENT NO. 20200908-0101605,REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO BEING THE SOUTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,
1. LEAVING THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID PETTUS ROAD, AND WITH THE EASTERLY PROPERTY LINE OF SAID CARTER FAMILY TRUST, NORTH 20 DEGREES 32 MINUTES 04 SECONDS WEST, 597.88 FEET TO AN EXISTING CEDAR FENCE POST; THENCE,
2. NORTH 61 DEGREES 05 MINUTES 26 SECONDS WEST, 229.73 FEET TO AN IRON ROD (SET) IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO CARTER FAMILY TRUST (TAX MAP 181-PARCEL 52.00) AS OF RECORD IN INSTRUMENT NO. 20200908-0101606, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
3. WITH THE SOUTHERLY PROPERTY LINE OF SAID CARTER FAMILY TRUST, IN PART, NORTH 53 DEGREES 51 MINUTES 37 SECONDS EAST, 147.00 FEET TO AN IRON ROD (SET); THENCE,
4. NORTH 58 DEGREES 21 MINUTES 37 SECONDS EAST, 164.00 FEET TO AN IRON ROD (SET); THENCE,
5. NORTH 81 DEGREES 51 MINUTES 37 SECONDS EAST, 139.00 FEET TO AN IRON ROD (SET); THENCE,
6. NORTH 43 DEGREES 51 MINUTES 37 SECONDS EAST, 96.00 FEET TO AN IRON ROD (SET) IN THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO JAMES PHILLIP CARTER AND WIFE, REBECCA LEE BREWER (TAX MAP 181-PART OF PARCEL 137.00) AS OF RECORD IN INSTRUMENT NO. 20111216-0098310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
7. WITH THE WESTERLY PROPERTY LINE OF SAID JAMES PHILLIP CARTER, AND WIFE, REBECCA LEE BREWER PROPERTY, IN PART, SOUTH 07 DEGREES 16 MINUTES 45 SECONDS EAST, 772.52 FEET TO AN IRON ROD (SET) ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID PETTUS ROAD; THENCE,
8. WITH THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID PETTUS ROAD, IN A SOUTHWESTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 28 MINUTES 41 SECONDS, A RADIUS OF 915.00-FEET, FOR AN ARC LENGTH OF 87.48 FEET TO A CONCRETE MONUMENT (FOUND); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 06 MINUTES 05 SECONDS WEST, 87.45 FEET; THENCE,
9. SOUTH 40 DEGREES 35 MINUTES 09 SECONDS WEST, 136.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 232,212 SQUARE FEET OR 5.33 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2021.
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JAMES PHILLIP CARTER AND WIFE, REBECCA LEE BREWER BY QUITCLAIM DEED FROM RUTH RANDOLPH, TRUSTEE OF RECORD IN INSTRUMENT NUMBER 20111216-00983310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 12, 2011 AND RECORDED ON DECEMBER 16, 2011

(Parcel B) –
A TRACT OF LAND IN THE 31ST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS A PORTION OF PARCEL 137.00 ON DAVIDSON COUNTY TAX MAP NO. 181 AND BOUNDED ON THE NORTH BY OS4, THE HILL PROPERTY, PHASE 1-B, ON THE EAST BY OS4, THE HILL PROPERTY, PHASE 1-B AND OS 1, THE HILL PROPERTY, PHASE 1-A, ON THE SOUTH BY PETTUS ROAD AND ON THE WEST BY THE REMAINING LANDS OF JAMES PHILLIP CARTER AND WIFE, REBECCA LEE BREWER AND CARTER FAMILY TRUST (TAX MAP 181-PARCEL 52.00) AND BEING MORE PARTICULARLY

DESCRIBED ACCORDING TO A SURVEY PREPARED BY JTA LAND SURVEYING, INC. DATED MAY 23, 2022, JOB NUMBER: 2022-092 AND PROCEEDING AS FOLLOWS:
BEGINNING AT AN IRON ROD (FOUND) ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF PETTUS ROAD (RIGHT-OF-WAY WIDTH VARIES) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JAMES PHILLIP CARTER AND WIFE, REBECCA LEE BREWER (TAX MAP 181-PART OF PARCEL 137.00) AS OF RECORD IN INSTRUMENT NO: 20111216-0098310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD BEING THE SOUTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,
1. LEAVING THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID PETTUS ROAD, AND WITH THE EASTERLY PROPERTY LINE OF SAID JAMES PHILLIP CARTER AND WIFE, REBECCA LEE BREWER PROPERTY AND THE EASTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO CARTER FAMILY TRUST (TAX MAP 181-PARCEL 52.00) AS OF RECORD IN INSTRUMENT NO. 20200908-0101606, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 07 DEGREES 16 MINUTES 45 SECONDS WEST, 1363.46 FEET TO AN IRON ROD (FOUND) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO O.I.C. VILLAS AT CONCORD PLACE, PHASE 5 AS OF RECORD IN INSTRUMENT NO. 20080318-0027346, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
2. WITH THE EASTERLY PROPERTY LINE OF SAID O.I.C. VILLAS AT CONCORD PLACE, PHASE 5 PROPERTY, IN PART, NORTH 06 DEGREES 16 MINUTES 09 SECONDS WEST, 5.77 FEET TO AN IRON ROD (SET) IN THE WESTERLY BOUNDARY LINE OF LOT OS4 AS SHOWN ON THE FINAL PLAT OF THE HILL PROPERTY, PHASE 1-B AS OF RECORD IN INSTRUMENT NO. 20210818-0111925, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
3. WITH THE WESTERLY BOUNDARY LINE OF SAID LOT OS4, THE HILL PROPERTY, PHASE 1-B, AND WITH THE WESTERLY BOUNDARY LINE OF LOT OS 1 AS SHOWN ON THE FINAL PLAT OF THE HILL PROPERTY, PHASE 1-A AS OF RECORD IN INSTRUMENT NO. 20210720-0097060, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 07 DEGREES 16 MINUTES 45 SECONDS EAST, 1549.36 FEET TO AN IRON ROD (SET) ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID PETTUS ROAD; THENCE,
4. WITH THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID PETTUS ROAD, IN A SOUTHWESTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 55 MINUTES 36 SECONDS, A RADIUS OF 915.00-FEET, FOR AN ARC LENGTH OF 30.77 FEET TO THE POINT OF BEGINNING; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 47 DEGREES 03 MINUTES 59 SECONDS WEST, 30.77 FEET.
THE ABOVE-DESCRIBED TRACT CONTAINS 38,955 SQUARE FEET OR 0.89 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2021.

BEING THE SAME PROPERTY CONVEYED TO JAMES PHILLIP CARTER AND WIFE, REBECCA LEE BREWER BY WARRANTY DEED FROM GREEN TRAILS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS OF RECORD IN INSTRUMENT NUMBER 20200417-0040431, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Tract 3:
A TRACT OF LAND IN THE 31ST COUNCIMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PARCEL 136.00 ON DAVIDSON COUNTY TAX MAP NO. 181, BEING BOUNDED ON THE NORTH BY CARTER FAMILY TRUST, ON THE EAST BY THE REMAINING LANDS OF JAMES PHILLIP CARTER AND WIFE, REBECCA LEE BREWER, ON THE SOUTH BY PETTUS ROAD, AND ON THE WEST BY COVENANT BAPTIST CHURCH OF BRENTWOOD, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JTA LAND SURVEYING, INC. DATED MAY 23, 2022, JOB NUMBER 2022-092 AND PROCEEDING AS FOLLOWS:

BEGINNING AT AN IRON ROD (FOUND) ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF PETTUS ROAD (RIGHT-OF-WAY WIDTH VARIES) AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO COVENANT BAPTIST CHURCH OF BRENTWOOD, TENNESSEE AS OF RECORD IN INSTRUMENT NO. 20210525-0070471, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO BEING THE SOUTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,
1. LEAVING THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID PETTUS ROAD, AND WITH THE NORTHEASTERLY PROPERTY LINE OF SAID COVENANT BAPTIST CHURCH OF BRENTWOOD, TENNESSEE NORTH 48 DEGREES 45 MINUTES 39 SECONDS WEST, 447.27 FEET TO AN IRON ROD (FOUND); THENCE,
2. NORTH 47 DEGREES 18 MINUTES 50 SECONDS WEST, 97.89 FEET TO AN IRON ROD (FOUND); THENCE,
3. NORTH 43 DEGREES 28 MINUTES 57 SECONDS WEST, 100 FEET TO AN IRON ROD (FOUND); THENCE,
4. NORTH 40 DEGREES 00 MINUTES 50 SECONDS WEST, 195.08 FEET TO A NAIL IN A 48" OAK TREE STUMP ON THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO CARTER FAMILY TRUST AS OF RECORD IN INSTRUMENT NUMBER 20200908-0101606, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
5. WITH THE SOUTHERLY PROPERTY LINE OF SAID CARTER FAMILY TRUST, NORTH 52 DEGREES 42 MINUTES 36 SECONDS EAST, 421.28 FEET TO AN IRON ROD (SET) AT THE NORTHWESTERLY PROPERTY CORNER OF A REMAINING TRACT OF LAND CONVEYED TO JAMES PHILLIP CARTER AND WIFE, REBECCA LEE BREWER AS OF RECORD IN INSTRUMENT NUMBER 20111216-0098310, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
6. WITH THE WESTERLY PROPERTY LINE OF SAID REMAINING LANDS OF JAMES PHILLIP CARTER AND WIFE, REBECCA LEE BREWER, SOUTH 61 DEGREES 05 MINUTES 26 SECONDS EAST, 229.73 FEET TO A CEDAR FENCE POST; THENCE,
7. SOUTH 20 DEGREES 32 MINUTES 04 SECONDS EAST, 597.88 FEET TO AN IRON ROD (SET) ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID PETTUS ROAD; THENCE,
8. WITH THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID PETTUS ROAD, SOUTH 40 DEGREES 35 MINUTES 09 SECONDS WEST, 220.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 313,172 SQUARE FEET OR 7.19 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/NSPS LAND TITLE SURVEY OF 2021.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM R. CARTER AND MARY JANE CARTER, TRUSTEES OF THE CARTER FARM TRUST BY QUITCLAIM DEED TO TRUSTEES FROM WILLIAM ROBERT CARTER AND WIFE, MARY JANE CARTER AS OF RECORD IN INSTRUMENT NUMBER 20200908-0101605, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

"Exhibit B"

1. Taxes for 2022 have been prorated by the parties and assumed by the Grantee. Taxes for all subsequent years a lien, but not yet due and payable.
2. Easement for Transmission Line, recorded in Book 4425, Page 544.
3. Easement for Transmission Line, recorded in Book 4425, Page 568.
4. Easement for Sanitary Sewer and/or Storm Drainage, recorded in Instrument No. 20200519-0051941.
5. Easement for Sanitary Sewer and/or Storm Drainage, recorded in Instrument No. 20200519-0051943.
6. Greenbelt Application of record in Book 8844, Page 888.
7. Greenbelt Application of record in Instrument No. 20030228-0027063.
8. Greenbelt Application of record in Instrument No. 20080425-0042221.
9. Rights of the public to the use of that part of the land described herein within the bounds of Pettus Road.
10. No coverage is provided as to the amount of acreage or square footage of the land.

Tennessee Certification of Electronic Document

I, Samantha King, 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 6-1-2022.

Affiant Signature

6-1-2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/22/2023

NOTARY'S SEAL

