Karen Johnson Davidson County
Batch# 898650 DEEDWARR
08/04/2022 09:21:13 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220804-0088755

THIS INSTRUMENT PREPARED BY: James W. Cameron III Cameron Worley, P.C. 112 Westwood Place, Suite 240 Brentwood, Tennessee 37027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer or value of property (whichever is greater) is $325,000 This is equal to or greater than the property would bring at a fair and voluntary sale. Affiant Sworn to and subscribed before me, this 2nd day of August, 2022. Notary Public My Commission Expires: May 7, 2024

CRYSTAL ALLISON BURCHETTE-JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
Big Adventure, LLC **7471 Old Hickory Boulevard** **White's Creek, TN 37189**	**Same**	**40-26**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Peggy G. Schroeder** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey a one-half undivided interest in 7447 Old Hickory Boulevard, White's Creek, TN 37189, more fully described on Exhibit A unto **Big Adventure, LLC, a Tennessee limited liability company (the "Grantee").**

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

GRANTOR further covenants with the said Grantor is lawfully seized and possessed of said real estate, has full and lawful authority to see and convey the same; that the title thereto is free, clear and unencumbered and, Grantor will forever warrant and forever defend the same title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be execution on this 2nd day of August, 2022.

P.S. JH.

Peggy G. Schroeder

Peggy G. Schroeder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Crystal Allison Burchette-Johnson Notary Public in and for said county and state, personally appeared the within named Peggy G. Schroeder, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that the executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office in Whites Creek Tennessee, this 2nd day of August, 2022.

Crystal Allison Burchette-Johnson
Notary Public

My Commission Expires: May 7, 2024

CRYSTAL ALLISON BURCHETTE-JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

EXHIBIT A
Property Description

Land in the 10th Civil District of Davidson County, Tennessee, being known as Tract No. 5 on an unrecorded Map of the William J. Tillman Tract and described according to a copy of a survey thereof made by Ed Garrott, Surveyor, dated February 10, 1954, as follows:

Beginning at a point in the center line of Old Hickory Boulevard, at the common corner of Tracts 4 and 5; thence with the line between said tracts, north 2 degrees 15' east 1350 feet to a point; thence east 160 feet to a corner of Tract 6; thence with the line between Tract 5 and 6, South 2 degrees 15' west 1326 feet to the center line of Old Hickory Boulevard; thence with the center line of the same, westwardly 175 feet to the beginning, containing 5.1 acres, more or less.

INCLUDED in the above description but expressly EXCLUDED therefrom is a portion of the above described premises for the conveyance to The State of Tennessee by deed from James H. Hill of record in Book 4583, page 700, Register's Office for said County.

Being the same property conveyed to Peggy G. Schroeder, unmarried by Warranty Deed from James H. Hill, unmarried, of record in Book 7002, page 300, Register's Office for Davidson County, Tennessee, dated October 6, 1986 and recorded on October 7, 1986.

Being the same property conveyed to Dorothy D. Nickens, a one-half (1/2) interest by Quitclaim Deed from Peggy G. Schroeder of record in Book 9831, page 842, Register's Office for Davidson County, Tennessee, dated September 23, 1993 and recorded on October 19, 1995.