Karen Johnson Davidson County
Batch# 902137 DEEDWARR
08/11/2022 03:26:30 PM 6 pgs
Fees: $33.00 Taxes: $7,497.34
20220811-0091543

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $2,026,309.45

Affiant

Subscribed and sworn to before me, this 11th day of August, 2022.

Notary Public

My commission expires: 03/04/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shular Tennessee Holding, LLC	**SmartBank, a Tennessee**	**P/O 04900005200**
Tracts 2, 4, 5, 14, 15, 16, 17, 18 Dry Fork Rd	**2430 Teaster Ln #205**	
Whites Creek, TN 37189	**Pigeon Forge, TN 37863**	

FOR AND IN 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 ACKNOWLEDGE, WE,

David O. Huff, Stephen E. Huff, and Linda Gail Thompson Jarrett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shular Tennessee Holding Company, LLC

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:

Tract Two:

BEING a 5.292 more or less acre tract or parcel of land located in the 1st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to William H. Thompson, Jr. as evidenced by deed of record in Deed Book 8635, page 6, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated May 31, 2022, as follows:

Starting at a ½" rebar set at the intersection of the northerly margin of Dry Fork Road (30' R-O-W) and the easterly margin of Clarksville Pike (70' R-O-W), said point being the most southwesterly corner of Tract 3 of the above-referenced survey;
Thence with the margin of Dry Fork Road, North 69 Degrees 30 Minutes 12 Seconds East a distance of 58.82 feet to a point; Thence continuing, with a curve to the right having a radius of 1665.00 feet through a central angle of 05 Degrees 13 Minutes 41 Seconds, an arc length of 151.92 feet, a chord bearing and distance of North 72 Degrees 07 Minutes 02 Seconds East, 151.87 feet to a ½" rebar set, the Point of Beginning of the herein-described Tract 2, said point also being the most southeasterly corner of the afore-said Tract 3;
Thence leaving Dry Fork Road, and with the common line of the afore-said Tracts 2 and 3, North 08 Degrees 33 Minutes 49 Seconds West a distance of 414.02 feet to a ½" rebar set; Thence continuing North 00 Degrees 08 Minutes 05 Seconds West a distance of 378.94 feet to a ½" rebar set in the southeasterly line of Tract 4 of said survey;
Thence with the common line of Tracts 2 and 4, North 35 Degrees 21 Minutes 22 Seconds East a distance of 252.31 feet to a ½" rebar set in the westerly line of Tract 17 on said survey; Thence with the common line of Tracts 2 and 17, South 21 Degrees 21 Minutes 05 Seconds East a distance of 109.83 feet to a ½" rebar set;
Thence continuing North 82 Degrees 28 Minutes 09 Seconds East a distance of 60.95 feet to a ½" rebar set;

Thence with the westerly line of Tract 18 of said survey, South 33 Degrees 57 Minutes 09 Seconds East a distance of 287.91 feet to a ½" rebar set;
Thence with the common line of Tract 1A of said survey, South 42 Degrees 03 Minutes 59 Seconds West a distance of 309.48 feet to a ½" rebar set;
Thence continuing South 08 Degrees 33 Minutes 49 Seconds East a distance of 394.60 feet to a ½" rebar set in the northerly margin of Dry Fork Road;
Thence with said margin of Dry Fork Road, and with a curve to the left having a radius of 1665.00 feet through a central angle of 06 Degrees 53 Minutes 52 Seconds, an arc length of 200.44 feet, a chord bearing and distance of South 78 Degrees 10 Minutes 48 Seconds West, 200.32 feet to the Point of Beginning, containing 230,499 Square Feet or 5.292 Acres, more or less.

Tract Four:

BEING a 5.028 more or less acre tract or parcel of land located in the 1st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to William H. Thompson, Jr. as evidenced by deed of record in Deed Book 8635, page 6, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated May 31, 2022, as follows:

Starting at a ½" rebar set at the intersection of the northerly margin of Dry Fork Road (30' R-O-W) and the easterly margin of Clarksville Pike (70' R-O-W), said point being the most southwesterly corner of Tract 3 of this survey;
Thence with the easterly margin of Clarksville Pike, North 54 Degrees 38 Minutes 38 Seconds West a distance of 383.28 feet to a ½" rebar set, the Point of Beginning;
Thence continuing with the margin of Clarksville Pike, North 54 Degrees 38 Minutes 38 Seconds West a distance of 200.00 feet to a ½" rebar set;
Thence leaving Clarksville Pike and with a line common to Tract 5 of this survey, North 35 Degrees 21 Minutes 22 Seconds East a distance of 1160.75 feet to a ½" rebar set;
Thence with a line common to Tract 17 of this survey, South 21 Degrees 21 Minutes 05 Seconds East a distance of 239.27 feet to a ½" rebar set;
Thence with a line common to Tracts 2 and 3, South 35 Degrees 21 Minutes 22 Seconds West a distance of 1029.41 feet to the Point of Beginning, containing 219,016 Square Feet or 5.028 Acres, more or less.

Tract Five:

BEING a 5.171 more or less acre tract or parcel of land located in the 1st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to William H. Thompson, Jr. as evidenced by deed of record in Deed Book 8635, page 6, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated May 31, 2022, as follows:

Starting at a ½" rebar set at the intersection of the northerly margin of Dry Fork Road (30' R-O-W) and the easterly margin of Clarksville Pike (70' R-O-W), said point being the most southwesterly corner of Tract 3 of this survey;
Thence with the easterly margin of Clarksville Pike, North 54 Degrees 38 Minutes 38 Seconds West a distance of 583.28 feet to a ½" rebar set, the Point of Beginning;
Thence continuing with the margin of Clarksville Pike, North 54 Degrees 38 Minutes 38 Seconds West a distance of 200.00 feet to a ½" rebar set;
Thence leaving Clarksville Pike and with a line common to Tract 6 of this survey, North 35 Degrees 21 Minutes 22 Seconds East a distance of 1091.82 feet to a ½" rebar set;
Thence with a line common to Tract 17 of this survey, South 73 Degrees 39 Minutes 35 Seconds East a distance of 211.54 feet to a ½" rebar set;
Thence with a line common to Tract 4, South 35 Degrees 21 Minutes 22 Seconds West a distance of 1160.75 feet to the Point of Beginning, containing 225,257 Square Feet or 5.171 Acres, more or less.

Tract Fourteen:

BEING a 5.002 more or less acre tract or parcel of land located in the 1st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to William H. Thompson, Jr. as evidenced by deed of record in Deed Book 8635, page 6, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated May 31, 2022, as follows:

Beginning at a ½" rebar set on the westerly margin of Buena Vista Pike (50' R-O-W), said point being the most southeasterly corner of the James S. Holodnak property of record in Instrument No. 20141219- 0116198, Register's Office Davidson County, Tennessee;
Thence with said margin of Buena Vista Pike, South 07 Degrees 31 Minutes 51 Seconds East a distance of 100.00 feet to a ½" rebar set;
Thence leaving Buena Vista Pike, and with a new line common to Tract 15 of this survey, South 82 Degrees 28 Minutes 09 Seconds West, a distance of 505.76 feet to a ½" rebar;
Thence with a line common to Tracts 15 and 13 of this survey, North 21 Degrees 21 Minutes 05 Seconds West, passing a ½" rebar set at 374.19 feet, a total distance of 584.87 feet to a ½" rebar with cap "1467"; Thence with the southerly line of Lots 9 through 12 on the plan of Ole Orchard, Phase 2, of record in Instrument No. 20010504-0046318, Register's Office Davidson County, Tennessee, North 85 Degrees 35 Minutes 03 Seconds East a distance of 418.88 feet to a ½" rebar set in the westerly line of the Neal Fox property of record in Instrument No. 20040615-0070697, Register's Office Davidson County, Tennessee;
Thence with the westerly line of said Neal property, and with the westerly line of property conveyed to Marcus Ware et ux (Instr. No. 20060829-0106642), the Resubdivision of Lots 4 and 5, W.H. Thompson Subdivision (Plat Book 4350, page 160), and the afore-said James S. Holodnak property, South 08 Degrees 07 Minutes 15 Seconds

East a distance of 435.70 feet to a ½" rebar set; Thence with the southerly line of said Holodnak property, North 84 Degrees 54 Minutes 37 Seconds East a distance of 222.93 feet to the Point of Beginning, containing 217,907 Square Feet or 5.002 Acres, more or less.

Tract Fifteen:

BEING a 5.012 more or less acre tract or parcel of land located in the 1st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to William H. Thompson, Jr. as evidenced by deed of record in Deed Book 8635, page 6, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated May 31, 2022, as follows:

Starting at a ½" rebar set on the westerly margin of Buena Vista Pike (50' R-O-W), said point being the most southeasterly corner of the James S. Holodnak property of record in Instrument No. 20141219- 0116198, Register's Office Davidson County, Tennessee;
Thence with said margin of Buena Vista Pike, South 07 Degrees 31 Minutes 51 Seconds East a distance of 100.00 feet to a ½" rebar set, the Point of Beginning of the herein-described Tract; Thence continuing with Buena Vista Pike, South 07 Degrees 31 Minutes 51 Seconds East a distance of 100.00 feet to a ½" rebar set;
Thence leaving Buena Vista Pike, and with a new line common to Tract 16 of this survey, South 82 Degrees 28 Minutes 09 Seconds West a distance of 834.73 feet to a ½" rebar set; Thence continuing with the line of Tract 16, North 21 Degrees 21 Minutes 05 Seconds West a distance of 507.24 feet to a ½" rebar set;
Thence with a line common to Tract 13 of this survey, North 87 Degrees 05 Minutes 44 Seconds East a distance of 361.94 feet to a ½" rebar set;
Thence with a line common to Tract 14 of this survey, South 21 Degrees 21 Minutes 05 Seconds East a distance of 374.19 feet to a point;
Thence continuing North 82 Degrees 28 Minutes 09 Seconds East a distance of 505.76 feet to the Point of Beginning, containing 218,340 Square Feet or 5.012 Acres, more or less.

Tract Sixteen:

BEING a 5.011 more or less acre tract or parcel of land located in the 1st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to William H. Thompson, Jr. as evidenced by deed of record in Deed Book 8635, page 6, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated May 31, 2022, as follows:

Starting at a ½" rebar set on the westerly margin of Buena Vista Pike (50' R-O-W), said point being the most southeasterly corner of the James S. Holodnak property of record in Instrument No. 20141219- 0116198, Register's Office Davidson County, Tennessee;
Thence with said margin of Buena Vista Pike, South 07 Degrees 31 Minutes 51 Seconds East a distance of 200.00 feet to a ½" rebar set, the Point of Beginning of the herein-described Tract; Thence continuing with Buena Vista Pike, South 07 Degrees 31 Minutes 51 Seconds East a distance of 23.25 feet to a point;
Thence continuing, and with a curve to the left having a radius of 5754.58 feet through a central angle of 00 Degrees 45 Minutes 51 Seconds, an arc length of 76.75 feet, a chord bearing and distance of South 07 Degrees 54 Minutes 47 Seconds East, 76.75 feet to a ½" rebar set;
Thence leaving Buena Vista Pike, and with a new line common to Tract 17 of this survey, South 82 Degrees 28 Minutes 09 Seconds West a distance of 1036.58 feet to a ½" rebar set; Thence continuing with the line of Tract 17, North 21 Degrees 21 Minutes 05 Seconds West a distance of 632.61 feet to a ½" rebar set;
Thence with a line common to Tract 13 of this survey, South 85 Degrees 27 Minutes 42 Seconds East a distance of 23.23 feet to a ½" rebar set;
Thence continuing North 87 Degrees 05 Minutes 44 Seconds East a distance of 209.25 feet to a ½" rebar set;
Thence with a line common to Tract 15 of this survey, South 21 Degrees 21 Minutes 05 Seconds East a distance of 507.24 feet to a point;
Thence continuing North 82 Degrees 28 Minutes 09 Seconds East a distance of 834.73 feet to the Point of Beginning, containing 218,280 Square Feet or 5.011 Acres, more or less.

Tract Seventeen:

BEING a 5.685 more or less acre tract or parcel of land located in the 1st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to William H. Thompson, Jr. as evidenced by deed of record in Deed Book 8635, page 6, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated May 31, 2022, as follows:

Starting at a ½" rebar set on the westerly margin of Buena Vista Pike (50' R-O-W), said point being the most southeasterly corner of the James S. Holodnak property of record in Instrument No. 20141219- 0116198, Register's Office Davidson County, Tennessee;
Thence with said margin of Buena Vista Pike, South 07 Degrees 31 Minutes 51 Seconds East a distance of 223.25 feet to point;
Thence continuing, and with a curve to the left having a radius of 5754.58 feet through a central angle of 00 Degrees 45 Minutes 51 Seconds, an arc length of 76.75 feet, a chord bearing and distance of South 07 Degrees 54 Minutes 47 Seconds East, 76.75 feet to a ½" rebar set, the Point of Beginning of the herein-described Tract;
Thence continuing with Buena Vista Pike, and with a curve to the left having a radius of 5754.58 feet through a central angle of 00 Degrees 59 Minutes 45 Seconds, an arc length of 100.03 feet, a chord bearing and distance of South 08 Degrees 47 Minutes 35 Seconds East, 100.02 feet to a point; Thence leaving Buena Vista Pike, and with a new line common to Tract 18 of this survey, South 82 Degrees 28 Minutes 09 Seconds West a distance of

1065.68 feet to a ½" rebar set; Thence with a line common to Tracts 2 and 4 of this survey, North 21 Degrees 21 Minutes 05 Seconds West a distance of 349.10 feet to a ½" rebar set;
Thence with a line common to Tract 5 of this survey, North 73 Degrees 39 Minutes 35 Seconds West a distance of 211.54 feet to a ½" rebar set;
Thence with a line common to Tracts 6 and 7 of this survey, North 54 Degrees 38 Minutes 38 Seconds West a distance of 400.00 feet to a ½" rebar set;
Thence with a line common to Tract 8 of this survey, North 35 Degrees 21 Minutes 22 Seconds East a distance of 128.40 feet to a ½" rebar set;
Thence with a line common to Tract 13, South 85 Degrees 27 Minutes 42 Seconds East a distance of 366.41 feet to a ½" rebar set;
Thence with a line common to Tract 16, South 21 Degrees 21 Seconds 05 Seconds East a distance of 632.61 feet to a ½" rebar set;
Thence continuing North 82 Degrees 28 Minutes 09 Seconds East a distance of 1036.58 feet to the Point of Beginning, containing 247,619 Square Feet or 5.685 Acres, more or less.

Tract Eighteen:

BEING a 5.009 more or less acre tract or parcel of land located in the 1st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to William H. Thompson, Jr. as evidenced by deed of record in Deed Book 8635, page 6, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated May 31, 2022, as follows:

Starting at a ½" rebar set on the westerly margin of Buena Vista Pike (50' R-O-W), said point being at the northerly end of a return curve at the intersection of the westerly margin of Buena Vista Pike and the northerly margin of Dry Fork Road (30' R-O-W);
Thence with said margin of Buena Vista Pike, North 11 Degrees 31 Minutes 11 Seconds West a distance of 571.23 feet to a point;
Thence continuing, and with a curve to the right having a radius of 5754.58 feet through a central angle of 00 Degrees 14 Minutes 16 Seconds, an arc length of 23.88 feet, a chord bearing and distance of North 11 Degrees 24 Minutes 03 Seconds West, 23.88 feet to a ½" rebar set, the Point of Beginning of the herein-described Tract;
Thence with a new line common to Tract 1A of this survey, South 78 Degrees 43 Minutes 05 Seconds West a distance of 888.14 feet to a ½" rebar set; Thence with a line common to Tract 2, North 33 Degrees 57 Minutes 09 Seconds West a distance of 287.91 feet to a point;
Thence with a line common to Tract 17, North 82 Degrees 28 Minutes 09 Seconds East a distance of 1004.73 feet to a ½" rebar set in the westerly margin of Buena Vista Pike; Thence with said margin of Buena Vista Pike, and with a curve to the left having a radius of 5754.58 feet through a central angle of 01 Degrees 59 Minutes 28 Seconds, an arc length of 199.97 feet, a chord bearing and distance of South 10 Degrees 17 Minutes 11 Seconds East, 199.96 feet to the Point of Beginning, containing 218,195 Square Feet or 5.009 Acres, more or less.

Being part of the same property conveyed to William H. Thompson, Jr. et ux Jean O. Thompson by Quitclaim Deed from William H. Thompson, Jr. and Jeanne B. Thompson, Co-Trustees of Fund B, Under the Reece H. Thompson Trust, Said Trust Having Been Set Up Under the Will of Reece H. Thompson, Which Will Is of Record in Will Book 126, Page 33, Probate Court for Davidson County, Tennessee, as to a one-third (1/3) share, of record in Book 8635, Page 6, Register's Office of Davidson County, Tennessee, dated January 15, 1992 and recorded on May 27, 1992. The said William H. Thompson, Jr. died testate on July 15, 2014, leaving Jean O. Thompson the surviving tenant by the entirety. Jean O. Thompson aka Beverly Jean Thompson died testate on 8/29/17, and by Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, No. 17P1622, the property hereinabove described was devised to David O. Huff, Stephen E. Huff, and Linda Gail Thompson Jarrett.

Also being part of the same property a one-third (1/3) undivided interest in and to having been conveyed to Reece H. Thompson, by deed of record in Book 2022, Page 196, Register's Office for Davidson County, Tennessee; the said Reece H. Thompson having died on January 11, 1979, and pursuant to his Last Will and Testamcr.t of record in Will Book 126, Page 33, Probate Court for Davidson County, Tennessee, said property now vests in William H. Thompson, Jr. and Jeanne B. Thompson, Co-Trustees of Fund B with full power to sell, assign, transfer, convey or exchange, without joinder of beneficiary; and a two-thirds (2/3) undivided interest in and to having been conveyed to William H. Thompson, Jr. by deed of record in Book 3532, page 126, Register's Office for Davidson County, Tennessee.

Said property was never marital property , therefore the spouses do not enter into the execution of this instrument.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Potential fence encroachment by abutter as noted by surveyor, relative to Tract 14.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (___) unimproved (__x__) property known as Tracts 2, 4, 5, 14, 15, 16, 17, 18 Dry Fork Rd, Whites Creek, TN 37189.

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 in 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.

David O Huff Date: 8/9/22

Stephen E Huff Date: 8/9/22

Linda Gail Thompson Jarrett Date: 8/9/22

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, David O. Huff, Stephen E. Huff, and Linda Gail Thompson Jarrett, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August 2022.

NOTARY PUBLIC

My Commission Expires: 7/9/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Mark B. Hooton, 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 8/9/22.

Date

Affiant Signature

8/9/22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of August, 2022.

Notary's Signature
My Commission Expires: 10/2/2023

Notary's Seal (if on paper)

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023