Karen Johnson Davidson County
Batch# 918368 DEEDWARRSP
09/19/2022 12:10:31 PM 4 pgs
Fees: $23.00 Taxes: $740.00
20220919-0104124

FROM: Kyle Thomas Pulley

TO: Couchville Investors, LLC, a Tennessee limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Couchville Investors, LLC 4015 Hillsboro Pike Suite 222 Nashville TN 37215	(same)	Map 121, Parcel 134 Map 121, Parcel 265

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Philip F. Head, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of September, 2022.

LORNA DOONE ARCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Comm. Expires: 1/6/2025

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KYLE THOMAS PULLEY**, an individual, hereinafter called "**GRANTOR**", has bargained and sold, and by these presents does transfer and convey unto **COUCHVILLE INVESTORS, LLC**, a Tennessee limited liability company, hereinafter called "**GRANTEE**", its successors and assigns, as tenant in common, an undivided 5% interest in Grantor's one third (1/3) tenant-in-common interest, such that Grantee shall have a one and two thirds percent (1 and 2/3 %) tenant-in-common interest, in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit (the "**Property**"):

Tract 1:

BEGINNING at a point in the center of the Franklin College and Stone's River Turnpike, at the intersection of the Main Avenue, running through the old James M. Murrell lands towards the Murfreesboro Turnpike; running thence with the center of the Franklin College and Stone's River Turnpike, N. 73° W. 79 poles, N. 44° W. 8.84 poles, N. 53° W. 30 poles to Dr. H. M. Walker's, formerly W. D. Bittick's N. E. corner; thence with his easterly boundary line, S. 7 3/4° E. 82 poles to a stone; thence S. 51° E. 5.21 poles to a walnut on the south side of the road, or avenue, leading from the graveyard to the turnpike; thence S. 9 3/4° W. 55.63 poles to a stone, said Walker's S. E. corner; thence S. 88 3/4° E. 11.29 poles to a stone; thence avenue; thence along the center of same N. 54 3/4° E. 23 poles to a stake in the center of said avenue; thence with same N. 1/4° W. 88 poles to the beginning, containing in said boundaries 68.36 acres, more or less, but there is to be excepted therefrom 48.64 square poles conveyed by said J. A. Farris and wife, Nancy J. Farris, to R. F. Sweeney, by deeds of record in Book 358, page 202, and Book 636, page 225, Register's Office for said County.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

BEGINNING at the point of intersection of the existing south margin of Couchville Pike and the east boundary of the John W. Stapp, IV, Trustee property; thence with said existing margin easterly 289 feet, more or less to a point; thence with the proposed south margin of said road (1) south 84 degrees 39 minutes 43 seconds west 78.79 feet, (2) north 52 degrees 42 minutes 57 seconds west 167.95 feet to a point; thence with said boundary north 01 degrees 25 minutes 44 seconds east 98.67 feet to the point of beginning and containing 0.353 acres and being part of the same property conveyed by Nancy Jane Farris to R. S. Pulley as of record in Book 739, Page 57, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ray C. Pulley, of record in Instrument No. 20000320-0028225, Register's Office for Davidson County, Tennessee.

This is improved property located at 2475 Couchville Pike, Nashville, Tennessee 37217.

Tract 2:

Property lying in the 1st Civil District of Nashville, Davidson County, Tennessee on the west margin of Reynolds Road and being 253.26' south of the intersection of Reynolds Road and the new proposed right of way of Couchville Pike, and bounded on the east by Reynolds Road and on the southeast by the new proposed right of way of Harding Place, on the south and west by the remaining property of Ray Pulley of record in Deed # 200003200028225 and previous Deed Book 2742, Page 117, and more specifically described as follows:

Beginning on an iron pin set on the west margin of Reynolds Road being 253.26' south of the intersection of Reynolds Road and the new proposed right-of-way of Couchville Pike; thence with said margin S-10° 54' 22"-W, 209.21' to an existing iron pin at the intersection of the proposed right-of-way for Harding Place and Reynolds Road; thence with the said proposed right-of-way the following: S-32° 19' 35"-W, 90.84' to an existing iron pin; thence S-17° 18' 29"-W, 96.21' to an existing iron pin; thence S-33° 15' 56"-W, 174.75' to an existing iron pin; thence S-35° 38' 55"-W, 225.76' to an iron pin set on said proposed right-of-way: thence leaving said right-of-way N-47° 00'56"-W, 30.78' to an iron pin set near the east bank of a stream; thence following said east bank of the stream the following: N-14° 03' 07"-W, 62.94' to an iron pin set; thence N-39° 13' 10"-W, 170.78' to an iron pin set; thence N-00° 49' 38"-E, 141.52' to an iron pin set; thence N-63° 22' 30"-W, 76 .52' to an iron pin set; thence leaving the bank of the stream N-41° 28' 17"-E, 481.00' to an iron pin set; thence S-78° 50' 52"-E, 242.41' to an iron pin, the point of beginning and containing 5.03 acres according to a survey by Galyon Northcutt dated October 1. 2007

Being the same property conveyed to Ray C. Pulley, of record in Instrument No. 20071019-0124210, Register's Office for Davidson County, Tennessee.

This is improved property located at 1617 Reynolds Road, Nashville, Tennessee 37217.

Said Property is transferred subject to the limitations, restrictions, and encumbrances set forth below:

1. All taxes and assessments for the year 2022 and subsequent years, a lien not yet due and payable.

2. Any and all matters of record affecting the Property.

3. All matters that would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD the said Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

[SIGNATURE PAGE FOLLOWS]

WITNESS its hand this 2nd day of September, 2022.

Kyle Thomas Pulley

Kyle Thomas Pulley

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of September, 2022.

Elizabeth J. Barbour

Notary Public

My Commission Expires: 1/6/2025

ELIZABETH J. BARBOUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025