Karen Johnson Davidson County
Batch# 924963 DEEDWARR
10/04/2022 09:39:20 AM 4 pgs
Fees: $23.00 Taxes: $15,725.00

20221004-0109294

STATE OF Tennessee }
COUNTY OF Dickson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF September, 2022.

NOTARY PUBLIC
My Commission expires: 6/24/2024

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22080017

Address of New Owner
Justin M. Skinner
8125 River Road Pike
Nashville, TN 37209

Send Tax Bills To:
Same

Tax Information:
067-00-0-062.00
AND
066-00-0-036.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Paula Mimms, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Justin M. Skinner, a married man,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the Eighth Civil District of Davidson County, Tennessee, being the property of Malcom L. Mimms, Sr. and wife, Paula Mimms, as of record in Instrument No. 20130508-0046704, and Instrument No. 20130508-0046697, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a mark in the center of a box culvert on Cub Creek, said point being located 30 feet north of the centerline of River Road Pike;
Thence, with the right of way of River Road Pike and a curve to the left, radius of 1,823.31 feet, delta of 01 degrees 56' 32" a length of 61.81 feet and having a chord bearing of North 67 degrees 42' 16" West 61.81 feet to a point;
Thence, continuing with the right of way of River Road Pike, North 68 degrees 40' 32" West 187.05 feet an iron rod "cap 1740";
Thence, leaving said road, North 21 degrees 19' 28" East 285.00 feet to a new iron rod "cap 1740";
Thence, South 68 degrees 40' 32" East 100 feet to a new iron rod "cap 1740";
Thence, South 68 degrees 40' 32" East 55.51 feet to a point in Cub Creek;
Thence, with Cub Creek for the next 80 calls:
Thence, North 17 degrees 51' 45" West 93.52 feet to a point;
Thence, North 36 degrees 00' 13" East 14.17 feet to a point;
Thence, North 14 degrees 45' 46" West 16.87 feet to a point;
Thence, North 40 degrees 56' 46" West 49.93 feet to a point;
Thence, North 24 degrees 58' 55" West 32.93 feet to a point;
Thence, North 08 degrees 41' 40" West 61.05 feet to a point;
Thence, North 07 degrees 57' 09" West 78.54 feet to a point;
Thence, North 58 degrees 50' 28" East 46.00 feet to a point;
Thence, North 81 degrees 25' 11" East 37.05 feet to a point;
Thence, North 04 degrees 04' 59" East 24.12 feet to a point;
Thence, North 27 degrees 14' 09" East 14.61 feet to a point;
Thence, North 63 degrees 59' 59" East 50.74 feet to a point;
Thence, North 76 degrees 52' 00" East 49.99 feet to a point;
Thence, North 83 degrees 18' 16" East 96.52 feet to a point;
Thence, North 60 degrees 52' 26" East 55.32 feet to a point;
Thence, South 59 degrees 53' 48" East 35.09 feet to a point;
Thence, South 79 degrees 15' 56" East 32.12 feet to a point;

Thence, South 40 degrees 42' 58" East 15.79 feet to a point;
Thence, North 76 degrees 07' 25" East 44.33 feet to a point;
Thence, North 45 degrees 25' 28" East 76.20 feet to a point;
Thence, North 58 degrees 31' 45" East 94.89 feet to a point;
Thence, North 75 degrees 34' 32" East 59.23 feet to a point;
Thence, North 34 degrees 19' 08" East 26.76 feet to a point;
Thence, North 03 degrees 52' 41" East 28.57 feet to a point;
Thence, North 55 degrees 10' 18" West 13.05 feet to a point;
Thence, North 14 degrees 14' 18" East 47.06 feet to a point;
Thence, North 71 degrees 57' 47" East 72.50 feet to a point;
Thence, South 79 degrees 43' 42" East 36.20 feet to a point;
Thence, North 56 degrees 58' 39" East 18.33 feet to a point;
Thence, North 32 degrees 26' 21" East 13.70 feet to a point;
Thence, North 19 degrees 17' 07" East 32.78 feet to a point;
Thence, North 07 degrees 36' 01" East 37.14 feet to a point;
Thence, North 45 degrees 20' 00" East 121.91 feet to a point;
Thence, North 44 degrees 38' 48" East 40.37 feet to a point;
Thence, South 55 degrees 11' 21" East 33.76 feet to a point;
Thence, South 60 degrees 18' 43" East 52.45 feet to a point;
Thence, South 21 degrees 29' 04" East 26.86 feet to a point;
Thence, South 52 degrees 10' 30" East 59.78 feet to a point;
Thence, North 63 degrees 16' 58" East 103.09 feet to a point;
Thence, North 44 degrees 10' 14" East 40.64 feet to a point;
Thence, South 73 degrees 46' 13" East 67.94 feet to a point;
Thence, North 42 degrees 39' 40" East 23.82 feet to a point;
Thence, North 20 degrees 50' 51" East 114.36 feet to a point;
Thence, North 63 degrees 57' 35" East 85.13 feet to a point;
Thence, South 77 degrees 22' 28" East 13.90 feet to a point;
Thence, South 41 degrees 12' 25" East 100.57 feet to a point;
Thence, South 58 degrees 51' 17" East 38.29 feet to a point;
Thence, South 34 degrees 32' 11" East 63.16 feet to a point;
Thence, North 76 degrees 56' 20" East 70.10 feet to a point;
Thence, South 57 degrees 42' 49" East 17.19 feet to a point;
Thence, South 21 degrees 25' 02" East 33.93 feet to a point;
Thence, South 55 degrees 15' 43" East 60.71 feet to a point;
Thence, South 81 degrees 59' 40" East 45.57 feet to a point;
Thence, South 63 degrees 54' 34" East 13.53 feet to a point;
Thence, North 60 degrees 49' 54" East 34.23 feet to a point;
Thence, South 71 degrees 01' 17" East 19.03 feet to a point;
Thence, South 33 degrees 29' 02" East 35.64 feet to a point;
Thence, South 23 degrees 51' 35" East 56.30 feet to a point;
Thence, South 67 degrees 59' 14" East 26.64 feet to a point;
Thence, North 63 degrees 46' 45" East 42.51 feet to a point;
Thence, North 41 degrees 09' 14" East 44.27 feet to a point;
Thence, North 06 degrees 21' 01" East 34.04 feet to a point;
Thence, North 13 degrees 18' 18" West 28.03 feet to a point;
Thence, North 17 degrees 33' 26" West 35.26 feet to a point;
Thence, North 51 degrees 57' 00" East 76.22 feet to a point;
Thence, South 83 degrees 14' 17" East 53.15 feet to a point;
Thence, South 15 degrees 42' 12" West 39.64 feet to a point;
Thence, South 33 degrees 20' 16" East 39.34 feet to a point;
Thence, North 89 degrees 44' 56" East 82.66 feet to a point;
Thence, North 45 degrees 36' 32" East 115.16 feet to a point;
Thence, North 87 degrees 31' 32" East 55.92 feet to a point;
Thence, North 65 degrees 14' 08" East 54.36 feet to a point;
Thence, South 39 degrees 07' 45" East 41.56 feet to a point;
Thence, North 61 degrees 45' 52" East 43.41 feet to a point;
Thence, North 27 degrees 05' 13" East 64.14 feet to a point;
Thence, North 59 degrees 58' 14" East 42.90 feet to a point;
Thence, South 65 degrees 34' 53" East 42.59 feet to a point;
Thence, South 11 degrees 58' 39" East 87.12 feet to a point;
Thence, South 83 degrees 19' 58" East 18.40 feet to a point in the center of Cub Creek;

Thence, leaving Cub Creek with the line of Eagle River Farm, LLC, as of record in Instrument No. 20141022-0097662, Register's Office for Davidson County, Tennessee, South 55 degrees 16' 10" East 13.74 feet to an iron rod "cap 1791";
Thence, continuing with the line of Eagle River Farm, LLC, South 23 degrees 36' 30" East 538.98 feet to an iron rod "cap 1798",
Thence, continuing with the line of Eagle River Farm, LLC, South 22 degrees 22' 49" West 1,505.49 feet to an iron rod "Cap 2403";
Thence, continuing with the line of Eagle River Farm, LLC, South 03 degrees 21' 37" West 680.03 feet to an old iron rod at fence post;
Thence, continuing with the line of Eagle River Farm, LLC, South 59 degrees 10' 04" West 667.66 feet to a new iron "cap 1740" on the right of way River Road Pike;
Thence, with the right of way River Road Pike and a curve to the right, radius of 12,777.51 feet, delta of 01 degrees 28' 19", length of 328.26 feet and having a chord bearing of North 32 degrees 36' 24" West 328.26 feet to a right of way point;
Thence, continuing with River Road Pike, North 58 degrees 01' 17" East 4.00 feet to the point of a curve;
Thence, continuing with River Road Pike and a curve to the left, radius of 12,761.67 feet, delta of 02 degrees 47' 44", length of 622.66 feet and having a chord bearing of North 30 degrees 33' 25" West 622.60 feet to a right of way point;
Thence, continuing with River Road Pike, North 29 degrees 09' 36" West 166.43 feet to the point of a curve;
Thence, continuing with River Road Pike and a curve to the left, radius 1,823.31 feet, delta of 37 degrees 30' 03", length of 1,193.38 feet and a chord bearing of North 47 degrees 58' 58" West 1,172.19 feet to the point of beginning, containing 108.87 acres, more or less, as surveyed September 07, 2022, by L. Steven Bridges, Jr., TN RLS 1740 of Bridges Land Surveying and Consulting, 205 Shivel Drive, Hendersonville, TN 37075.

Map/Parcel: 067-00-0-062.00: Being the same property conveyed to Malcolm Mimms and wife, Mary Kelley Mimms, by Warranty Deed from Clyde R. Watson dated 12/21/1982 and recorded on 12/22/1982 at Book 5981, Page 431, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Malcolm Mimms by Quitclaim Deed from Mary Kelley Mimms, an unmarried person, dated 04/05/1989 and recorded on 04/05/1989 at Book 7809, Page 831, RODCT. Further being the same property conveyed to Malcolm L. Mimms, Sr. and wife, Paula Mimms, by Quitclaim Deed from Malcolm Mimms dated 05/07/2013 and recorded on 05/08/2013 at Instrument No. 20130508-0046704, RODCT. Malcolm L. Mimms, Sr., having since died on or about 08/12/2015, leaving Paula Mimms as the surviving tenant by entirety.

(Map/Parcel: 067-00-0-036.00): Being the same property conveyed to Malcolm L. Mimms, Sr., by Warranty Deed from Nashville Baptist Association, Inc., dated 04/06/1992 and recorded on 04/07/1992 at Book 8595, Page 602, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Malcolm L. Mimms, Sr. and wife, Paula Mimms, by Quitclaim Deed from Malcolm L. Mimms, Sr., dated 05/07/2013 and recorded on 05/08/2013 at Instrument No. 20130508-0046697, RODCT. Malcolm L. Mimms, Sr., having since died on or about 08/12/2015, leaving Paula Mimms as the surviving tenant by entirety.

This is property generally located:
8125 River Road Pike, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Subject to the right of way of River Road.
3. Subject to any and all "Roll-back Taxes for the statutory period if the land is converted to a use other than those stipulated in the provisions of Tennessee Code Annotated Section 67-5-1001.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Paula Mimms** has/have caused this instrument to be executed, this the 29 day of September, 2022.

Paula Mimms

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Paula Mimms,** 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.

This the 29 day of September, 2022.

My Commission expires: 7/28/26

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY