SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 929600 DEEDWARRSP
10/14/2022 11:16:30 AM 8 pgs
Fees: $43.00 Taxes: $331.30
20221014-0112778

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,540.02.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-03-2025

PAULA GRAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 11-03-2025

THIS INSTRUMENT WAS PREPARED BY
Matthew T. Harris, 501 Commerce Street, Ste 1500, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
	P.O. Box 3167 Wilmington NC 28406	17400004200
(NAME) Judia B Sanders	(NAME) Same	
(ADDRESS) P.O. Box 3167 Wilmington NC 28406		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CANE RIDGE INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY (HEREINAFTER CALLED THE "GRANTOR"), OWNER AS TO AN UNDIVIDED 33.60% TENANT-IN-COMMON INTEREST IN THE PROPERTY (AS DESCRIBED HEREIN BELOW), CONVEYED TO GRANTOR UNDER THAT CERTAIN DEED RECORDED IN DAVIDSON COUNTY, TENNESSEE AT INSTRUMENT NUMBER 20220421-0046008, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO,

JUDIA B. SANDERS, (HEREINAFTER REFERRED TO AS THE "GRANTEE"), ITS SUCCESSORS AND ASSIGNS, AN UNDIVIDED 2.39% OF GRANTOR'S 33.6% TENANT-IN-COMMON INTEREST, BEING A 0.803% UNDIVIDED TENANT-IN-COMMON INTEREST IN THE PROPERTY:

CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND BEING MADE A PART HEREOF (THE "PROPERTY").

UNDER AND SUBJECT TO the Permitted Encumbrances set forth on Exhibit B, attached hereto and made a part hereof.

This is unimproved property known as 0 Old Hickory Boulevard, Antioch, Tennessee.

To have and to hold the above described property together with all and singular the rights of and appurtenances thereto in any form belonging unto the said Grantee, its successors and assigns forever, and except as to the exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successors and assigns, to warrant and forever defend all and singular the said property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

[SIGNATURE FOLLOWS.]

IN WITNESS WHEREOF, this instrument is executed effective as of the date first above written.

GRANTOR:
CANE RIDGE INVESTMENTS LLC
a Delaware limited liability company

By: _____
Print name: Robert Hollis
Title: Manager

STATE OF North Carolina
COUNTY OF New Hanover

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Robert Hollis, 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, and who further acknowledged that he is the Manager of CANE RIDGE INVESTMENTS LLC (the "Grantor"), and is authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office on this the 16 day of October, 2022.

_____
NOTARY PUBLIC Jennifer M. Evans

My Commission Expires:

August 30, 2025

JENNIFER M. EVANS NOTARY PUBLIC NEW HANOVER COUNTY, NC

313554807.2

EXHIBIT A

LEGAL DESCRIPTION

LAND IN THE 5TH, FORMERLY THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
BEGINNING ON THE WESTERLY MARGIN OF INTERSTATE HIGHWAY NO. I-24 AT INTERSECTION OF THE SAME AND A POINT IN THE SOUTHERLY BOUNDARY LINE OF THE JOE RICH PROPERTY THENCE S. 41° 46' E. 2221.37 FEET TO A CONCRETE MONUMENT; THENCE N. 82° 00' W. 232.23 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING N. 82° 00' W.308.92 FEET TO A MARKER STONE AT THE NORTHEAST CORNER OF CEMETERY; THENCE S. 6° 50' W. 282.91 FEET TO A FENCE CORNER; THENCE N. 84° 21'W. 1932.63 FEET TO A CORNER STONE; THENCE S. 7° 48'W. 433.74 FEET TO A FENCE CORNER; THENCE S. 53° 47'W 23.71 FEET TO A 24" ELM; THENCE S. 2° 43' W.240.70 FEET TO A FENCE CORNER; THENCE S. 8° 03' W.862.49 FEET TO A FENCE CORNER; THENCE N. 71° 23' W.1712.74 FEET TO A FENCE CORNER; THENCE N. 10° 52' E. 496.21 FEET TO A FENCE CORNER; THENCE N. 89° 09' E. 40.87 FEET TO A FENCE CORNER; THENCE N. 7° 46' E.1308.38 FEET TO A 15" WHITE OAK; THENCE N. 14° 05' W. 32.98 FEET TO A FENCE CORNER; THENCE N. 8° 28' E. 375.42 FEET TO A FENCE POST; THENCE N. 7° 07' E. 796.60 FEET TO A CORNER POST; THENCE S. 82° 30' E. 2410.33 FEET TO A CONCRETE MONUMENT; THE POINT OF BEGINNING.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEED OF RECORD IN BOOK 5083, PAGE 392, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LOCATED IN THE 33RD COUNCILMANIC DISTRICT, GENERAL SERVICES DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, GENERALLY LOCATED ON THE WEST SIDE OF INTERSTATE 24 BETWEEN OLD FRANKLIN ROAD AND OLD HICKORY BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD ONE-HALF INCH IRON ROD ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 24, SAID IRON ROD BEING A COMMON CORNER WITH FREEMAN FLORIDA VENTURE, LLC OF RECORD IN INSTRUMENT NO. 201508070079092, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, LEAVING FREEMAN FLORIDA VENTURE, LLC WITH SAID WESTERLY RIGHT OF WAY LINE OF INTERSTATE 24 THE FOLLOWING CALLS: S 41° 48' 24" E, 2,232.35 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS, N 82° 20' 30" W, 232.38 FEET TO AN OLD CONCRETE RIGHT OF WAY MONUMENT BEING A COMMON CORNER WITH CENTURY SOUTH ASSOCIATES, LLC OF RECORD IN BOOK 5734, PAGE 543, R.O.D.C.; THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE OF INTERSTATE 24 WITH CENTURY SOUTH ASSOCIATES, LLC THE FOLLOWING CALLS: N 82° 56' 10" W,

307.22 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS, S 6° 10' 44" W, 282.91 FEET TO AN OLD PLANTED STONE, N 84° 13' 11" W, 1,935.03 FEET TO AN OLD PLANTED STONE, S 07° 43' 02" W, 433.74 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS, S 53° 42' 17" W, 23.71 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS; S 02° 38' 17" W, 240.70 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS; S 07° 58' 17" W, 178.36 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS; S 07° 46' 31" W, 682.17 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS BEING A COMMON CORNER WITH ROBERT BENTON & MARTA SANCHEZ OF RECORD IN INSTRUMENT NO. 201008180065229, R.O.D.C.; THENCE, LEAVING CENTURY SOUTH ASSOCIATES, LLC, N 71° 36' 00" W, 1,713.06 FEET TO AN OLD FIVE-EIGHTHS INCH IRON ROD BEING A COMMON CORNER WITH HARTS CHAPLE FARMS, LLC OF RECORD IN INSTRUMENT NO. 202012100144245, R.O.D.C.; THENCE, WITH HARTS CHAPLE FARMS, LLC N 10° 43' 00" E, 496.68 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS BEING A COMMON CORNER WITH DORIS DEL GIUDICE OF RECORD IN INSTRUMENT NO. 202106110078792, R.O.D.C.; THENCE, N 88° 55' 00" E, 41.48 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS; THENCE, N 07° 35' 00" E, 1,308.51 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS; THENCE, N 14° 36' 00" W, 32.29 FEET TO AN OLD T POST; THENCE, N 08° 09' 00" E, 377.28 FEET TO AN OLD FIVE-EIGHTHS INCH IRON ROD BEING A COMMON CORNER WITH WILLIAM DARRELL ALEXANDER OF RECORD IN BOOK 227, PAGE 565 AND JAMES R. KIEFFER & HOUSTON E. HILL OF RECORD IN INSTRUMENT NO. 200301300013154, R.O.D.C.; THENCE, LEAVING WILLIAM DARRELL ALEXANDER WITH JAMES R. KIEFFER & HOUSTON E. HILL, N 07° 03' 00" E, 745.12 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS BEING A COMMON CORNER WITH METRO GOVERNMENT WW WATER & SEWER OF RECORD IN BOOK 5083, PAGE 392, R.O.D.C.; THENCE, WITH METRO GOVERNMENT WW WATER & SEWER THE FOLLOWING CALLS: S 82° 55' 00" E, 699.97 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS; S 07° 05' 00" W, 250.00 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS; S 82° 55' 00" E, 300.00 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS; N 07° 05' 00" E, 300.00 FEET TO A NEW CAPPED ONE-HALF INCH IRON ROD STAMPED BARGE DESIGN SOLUTIONS BEING ON THE SOUTHERLY LINE OF CANE RIDGE APARTMENTS, LLC OF RECORD IN INSTRUMENT NO. 202103220037703, R.O.D.C.; THENCE, LEAVING METRO GOVERNMENT WW WATER & SEWER WITH CANE RIDGE APARTMENTS, LLC, S 82° 39' 47" E, 1,168.07 FEET TO AN OLD ONE-HALF INCH IRON ROD BEING A COMMON CORNER WITH FREEMAN FLORIDA VENTURE, LLC OF RECORD IN INSTRUMENT NO. 201508070079092, R.O.D.C.; THENCE, WITH SAME, S 82° 48' 06" E, 235.19 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CANE RIDGE INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 33.60% TENANT-IN-COMMON INTEREST; 7H, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 33.34% TENANT-IN-COMMON INTEREST; AND WGTRACT5, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY AS TO AN

UNDIVIDED 33.06% TENANT-IN-COMMON INTEREST, BY DEED FROM I-24 LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP FORMERLY KNOWN AS I-24 LIMITED, OF RECORD IN INSTRUMENT NO. 202204210046008; AND IN INSTRUMENT NO. 202204210046009, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

EXCEPTIONS

1. Easement rights reserved in Deed of record in Book 2860, Page 179, in the Register's Office of Davidson County, Tennessee.
2. Matters contained in Deed of record in Book 4614, Page 602, in the Register's Office of Davidson County, Tennessee.
3. Terms and provisions of Easement Agreement, by and between Paul D. Wingler and wife, Brenda R. Wingler and Cane Ridge Investments LLC, a Delaware limited liability company; WGTRACT5, LLC, a North Carolina limited liability company; and 7H, LLC, a North Carolina limited liability company, of record in Instrument No. 202208050089562, in the Register's Office of Davidson County, Tennessee.
4. That portion of the land contained within the boundary of, or contiguous to, a cemetery shown on a survey dated April 19, 2022 (the "Survey"), as prepared by Brad Thomas, TN RLS No. 2431, Barge Design Solutions, Inc., under Job No. 3606201, and all rights of ingress and egress thereto, as such rights are established by Tennessee Law.
5. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by the Survey as follows:

   a. Cemetery located on the southeastern portion of the property.

   b. Gravel drive encroaches over and into adjoining property on the southeastern portion of the property.

Tennessee Certification of Electronic Document

I, Matt Foster, 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 correct copy of the original document executed and authenticated according to law on 10/10/2022.

Affiant Signature

Date: 10/10/2022

State of Tennessee

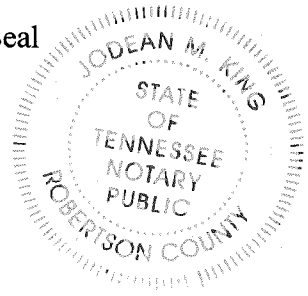
County of Davidson

Sworn to and subscribed before me this 10th day of October, 2022.

Notary's Signature

My Commission Expires: 12/22/2025

Notary's Seal



Date: 10/10/2022