RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-11276-2022

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 935669 DEEDWARR
10/31/2022 12:06:53 PM 3 pgs
Fees: $18.00 Taxes: $10,545.00
20221031-0117359

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,850,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October 2022

NOTARY PUBLIC

My commission expires:

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Peaceful Heart Trust, Dated October 28, 2022<br>PO Box 121859<br>Nashville, TN, 37212 | Same address as new owner | 146-09-0-005 |

FOR AND IN CONSIDERATION of the sum of TWO MILLION EIGHT HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($2,850,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **NASHVILLE MODERNIST PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PEACEFUL HEART TRUST, DATED OCTOBER 28, 2022**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 29 on the Plan of Lakeview Manor not of record in described according to a survey made by M. F. Himes, Surveyor, February 27, 1954, as follows:

Beginning on the northeasterly margin of Norfleet Drive at the southwest Corner of the property conveyed to Ernest A. Rice, Jr. and wife, by deed from Jean D. Gilmore and wife, of record in Book 2148 Page 595, Register's Office for Davidson County, Tennessee, said point being the southwesterly corner of Lot No. 27 on the Plan of Lakeview Manor as of record in Book 2133 Pages 39, 40, and 41, Register's Office for Davidson County, Tennessee, thence North 34 degrees 02' East 175.6 feet; thence South 76 degrees 44' East 284.1 feet; thence North 57 degrees 03' East 177.7 feet; thence South 89 degrees 39' East 469.56 feet; thence South 88 degrees 29' East 288.10 feet; thence South 23 degrees 32' 30" East 85 feet; thence South 74 degrees 56' 30" East 228.48 feet; thence South 53 degrees 31' East 223.35 feet; thence South 80 degrees 39' West 1392.58 feet to the northeasterly margin of said Norfleet Drive; thence with the same, northwestwardly 466.4 feet to the beginning, containing 10.77 acres more or less.

The following described tracts are included in the legal description but expressly excluded.

TRACT ONE: Land lying in the City of Oak Hill, Davidson County, Tennessee, and being situated on the easterly side of Norfleet Drive, and being further described according to a survey by Wm. Robert

Seigenthaler, dated March 29, 1989, as follows:

Beginning at a concrete monument at the intersection point of the northeasterly margin of Norfleet Drive and the south boundary line of the property conveyed to Harold P. Caldwell and wife, Martha Ann Caldwell, of record in Book 4179, page 781, Register's Office for Davidson County, Tennessee; thence with the future right of way line of the northeasterly margin of Norfleet Drive and with a curve to the left having a radius of 50.00 feet, a distance of 74.84 feet to a point: thence with the east property line of lot 2 of the subdivision of Lot 29 of Lakeview Manor Subdivision, not of record, North 28 degrees 31 minutes 15 seconds East 394.52 feet to a point; thence North 9 degrees 21 minutes West 40. 72 feet to a concrete monument at the common rear corner of Lot 28 and Lot 30 on the plan of Lakeview Manor, of record in Plat Book 2133, page 39, Register's Office for Davidson County, Tennessee; thence South 89 degrees 44 minutes 10 seconds East 468.9 feet to a concrete monument; thence South 88 degrees 38 minutes East 287.5 feet to a concrete monument; thence 83 degrees 41 minutes 30 seconds East 84.95 feet to a concrete monument; thence South 75 degrees 05 minutes 10 seconds East 2270 feet to a concrete monument; thence South 53 degrees 39 minutes 40 seconds East 221.9 feet to a concrete monument; thence South 80 degrees 39 minutes West 1,389.9 feet to the point of beginning, and containing 8.748 acres.

TRACT TWO: Land lying in the City of Oak Hill, Davidson County, Tennessee, and being situated on the northeasterly side of the present right of way of Norfleet Drive, and being a small parcel of land between the present right of way of Norfleet Drive and the future right of way of Norfleet Drive and being further described according to a survey, dated March 29, 1989 by Wm. Robert Seigenthaler, as follows:

BEGINNING at a concrete monument at the intersection point of the northeasterly margin of Norfleet Drive and the south boundary line of the property conveyed to Harold P. Caldwell and wife, Martha Ann Caldwell, of record in Book 4179, page 781, Register's Office for Davidson County, Tennessee; thence with the present right of way of said Norfleet Drive, North 56 degrees 25 minutes 25 seconds West 65.89 feet to a point; thence North 28 degrees 31 minutes 15 seconds East 12.15 feet to a point in the future right of way of Norfleet Drive; thence with said future right of way of Norfleet Drive and with a curve to the right having a radius of 50.00 feet, a distance of 74.84 feet to the point of beginning and containing 0.013 acre.

Being the same property conveyed to Nashville Modernist Properties, LLC, a Tennessee limited liability company, from Harold P. Caldwell and Susan N. Caldwell, husband and wife, by Warranty Deed dated August 20, 2021 and recorded August 25, 2021 in Instrument #20210825-0114665, said Register's Office.

Being the said property conveyed to Harold P. Caldwell and wife, Susan N. Caldwell, from Martha Ann B. Caldwell by Quitclaim Deed dated January 18, 2017 and recorded January 18, 2017 in Instrument #20170118-0005343, said Register's Office.
--Property description corrected by Scrivener's Affidavit of record in Instrument #20180413-0035082

Being a portion of the same property conveyed to Harold P. Caldwell, Jr., and Martha Ann B. Caldwell, as tenants by the entirety, from Harold P. Caldwell, Jr., and Martha Ann B. Caldwell, each a tenant in common, by Quitclaim Deed dated March 31, 2016 and recorded April 8, 2016 in Instrument #20160408-0033740, said Register's Office. Also being the same property title to which vested in Martha Ann B. Caldwell upon the death of her husband, Harold P. Caldwell, Jr., by reason of their tenancy by the entirety. (Date of death 4/3/16).

Being a portion of the same property conveyed to Harold P. Caldwell, Jr., and wife, Martha Ann B. Caldwell, as equal tenants in common, from Harold P. Caldwell, Jr., and Martha Ann B. Caldwell by Quitclaim Deed dated December 8, 1998 and recorded December 9, 1998 in Book 11245, page 174, said Register's Office.

Being a portion of the same property conveyed to Harold P. Caldwell, Jr., and wife, Martha Ann Caldwell, from Everett R. Genter and wife, Mildred E. Genter, by Warranty Deed dated October 10, 1967 and recorded October 11, 1967 in Book 4179, page 781, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 1108 Norfleet Drive, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of October, 2022

GRANTOR(S)

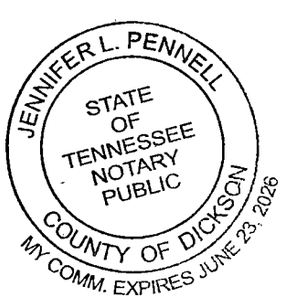
Nashville Modernist Properties, LLC, a Tennessee Limited Liability Company

By: _____
Patrick C. Pocklington, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Patrick C. Pocklington, the Sole Member of Nashville Modernist Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as said Sole Member of Nashville Modernist Properties, LLC, on behalf of Nashville Modernist Properties, LLC.

WITNESS my hand and seal, this the 28 day of Oct, 2022.




_____
Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____