Karen Johnson Davidson County
Batch# 939880 DEEDWARR
11/10/2022 08:51:30 AM 8 pgs
Fees: $43.00 Taxes: $49,950.00
20221110-0120457

THIS INSTRUMENT PREPARED BY:
Fred Russell Harwell, Esq.
Adams and Reese LLP
1600 West End Avenue, Suite 1400
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Aquarius Farms Trust 1950 Chickering Road Nashville, Tennessee 37215	SAME	157-00-0-008.00 Field Book FH-02760

GENERAL 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 of which is hereby acknowledged, **DOUGLAS HENRY JOYCE (AS TO A 50% INTEREST); PITCAIRN TRUST COMPANY, TRUSTEE OF THE KATHRYN CRAIG HENRY TRUST FBO DOUGLAS H. JOYCE UA DATED 12/20/1971 (AS TO A 36.875% INTEREST); AND PITCAIRN TRUST COMPANY AND DOUGLAS H. JOYCE, CO-TRUSTEES OF THE MARGARET HENRY WOOD TRUST FBO DOUGLAS H. JOYCE UA DATED 12/22/1970 (AS TO A 13.125% INTEREST)** (collectively, hereinafter the "Grantor"), have this day bargained and sold, and do hereby transfer, convey and warrant to **BRYAN HOWARD, TRUSTEE OF THE AQUARIUS FARMS TRUST DATED OCTOBER 31, 2022** (hereinafter the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> A tract or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property located at 1950 Chickering Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey, and that the same is unencumbered, subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons whomsoever, but excluding those matters shown on Exhibit B.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Douglas Henry Joyce's Spouse (Sue S. Joyce) is joining in this conveyance for the purpose of transferring all right, title and interest she may have in the subject property.

IN WITNESS WHEREOF, Grantor and Sue S. Joyce have executed this instrument on this 3rd day of November, 2022.

DOUGLAS HENRY JOYCE

SUE S. JOYCE

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 **DOUGLAS HENRY JOYCE**, the bargainor, 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.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 3rd day of November, 2022.

Notary Public

My Commission Expires:

FRED RUSSELL HARWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

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 **SUE S. JOYCE**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 3rd day of November, 2022.

Notary Public

My Commission Expires:

FRED RUSSELL HARWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

[Signatures continued on following pages]

PITCAIRN TRUST COMPANY, TRUSTEE OF THE KATHRYN CRAIG HENRY TRUST FBO DOUGLAS HENRY JOYCE UA 12/20/1971

By: _____
Name: J. Matthew McCarte
Title: Managing Director

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public of said county and state, J MATTHEW MCCARTE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/~~she~~ executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Managing Director of **PITCAIRN TRUST COMPANY**, and, as such officer, is authorized to execute the within named instrument on behalf of **PITCAIRN TRUST COMPANY**.

Witness my hand, at office, this 24 day of October, 2022.

Commonwealth of Pennsylvania - Notary Seal
LESLIE K. HEFFERNEN, Notary Public
Montgomery County
My Commission Expires September 29, 2023
Commission Number 1069193

_____
Notary Public
My Commission Expires: 09/29/2023

[Signatures continued on following pages]

PITCAIRN TRUST COMPANY, AS CO-TRUSTEE OF THE MARGARET HENRY WOOD TRUST FBO DOUGLAS HENRY JOYCE UA 12/22/1970

By: _____
Name: J. Matthew McCarte
Title: Managing Director

_____
DOUGLAS HENRY JOYCE, AS CO-TRUSTEE OF THE MARGARET HENRY WOOD TRUST FBO DOUGLAS HENRY JOYCE UA 12/22/1970

STATE OF PENNSYLVANIA)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public of said county and state, J. MATTHEW MCCARTE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Managing Director of **PITCAIRN TRUST COMPANY**, and, as such officer, is authorized to execute the within named instrument on behalf of **PITCAIRN TRUST COMPANY**.

Witness my hand, at office, this 24 day of October, 2022.

Commonwealth of Pennsylvania - Notary Seal
LESLIE K. HEFFERNEN, Notary Public
Montgomery County
My Commission Expires September 29, 2023
Commission Number 1069193

_____
Notary Public
My Commission Expires: 09/29/2023

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 **DOUGLAS HENRY JOYCE**, the bargainor, 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.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 31st day of ~~October~~ Nov., 2022.

_____
Notary Public
My Commission Expires: _____

FRED RUSSELL HARWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

[Signatures continued on following pages]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $13,500,000.00.

Affiant

Subscribed and sworn to before me this 3rd day of November, 2022.

Notary Public

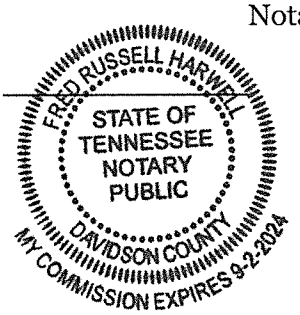
My Commission Expires: 

EXHIBIT A

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of Tract No. 1 on the Plat showing subdivision of the J. H. Northern Farm, as of record in Book 1130, Page 48, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING in the center of Belle Meade Pike (since changed to Chickering Road) at the southwest corner of the property conveyed to Florence Anderson Wilkerson by deed from William M. Parrish and wife, of record in Book 1339, Page 550, Register's Office for Davidson County, Tennessee; thence with Wilkerson's southerly line, South 87-1/2 deg. East 1096 feet to the westerly line of the Sawyer land; thence with said line South 2-1/2 deg West 884-1/2 feet to the center of Old Hickory Boulevard; thence with said Boulevard, North 87 deg. West 1085 feet to the center of Belle Meade Pike (now Chickering Road); thence with the center of said Road North 1-3/4 deg. West 864-1/2 feet to the beginning, containing 22 acres, more or less.

Being the same property conveyed to DOUGLAS HENRY JOYCE, AS TO A 50% INTEREST AND SUNTRUST BANK, AS TRUSTEE OF THE KATHRYN CRAIG HENRY TRUST FOR THE BENEFIT OF DOUGLAS H. JOYCE, UNDER AGREEMENT DATED 12/20/71, AS TO A 50% INTEREST, AS TENANTS IN COMMON, by deed from TRILLIUM PASTURES, L.P., A TENNESSEE LIMITED PARTNERSHIP, of record of record in Instrument No. 20010315-0024892, dated March 15, 2001, said Register's Office. SUNTRUST BANK, AS TRUSTEE OF THE KATHRYN CRAIG HENRY TRUST FOR THE BENEFIT OF DOUGLAS H. JOYCE UNDER AGREEMENT DATED 12/20/71 has conveyed a 13.125% interest of its 50% interest to SUNTRUST BANK AND SEN. DOUGLAS S. HENRY, AS CO-TRUSTEES OF THE MARGARET HENRY WOOD TRUST FOR THE BENEFIT OF DOUGLAS H. JOYCE UNDER AGREEMENT DATED 12/22/70 by deed of record in Instrument No. 20100825-0067410, dated August 24, 2010, said Register's Office. Pitcairn Trust Company was appointed successor trustee to SunTrust Bank effective November 30, 2013, and Douglas H. Joyce was appointed successor trustee to Sen. Douglas S. Henry upon his death as of March 6, 2017.

EXHIBIT B

1. General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 157-00-0-008.00.

2. Matters shown on the Plan of record in Book 1130, Page 48, Davidson County Register's Office.

3. Application for Greenbelt Assessment of record in Instrument No. 20020327-0037570, said Register's Office.

4. Permanent Easement Agreement of record in Instrument No. 20100506-0034793, said Register's Office.

Certificate of Authenticity

I, Melissa 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 copy of the original document executed and authenticated according to law on 11/9/2022.

Date

Melissa Foster

Affiant Signature

11/9/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of November, 20 22.

Notary's Signature

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)