Karen Johnson Davidson County
Batch# 942142 DEEDQC
11/17/2022 08:01:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20221117-0122198

QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Farm Nashville, LLC c/o 8AM Golf 1033 Demonbreun Street, Suite 300 Nashville, TN 37203	049-00-0-141.00 049-00-0-142.00 049-00-0-143.00 049-00-0-145.00 049-00-0-318.00	Same as New Owner
This instrument prepared by: Maynard, Cooper & Gale, P.C. (EBH) 1201 Villa Place, Suite 200, Nashville, Tennessee 37212		

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **SHULAR TENNESSEE HOLDING COMPANY, LLC**, a Tennessee limited liability company (the "Grantor"), does quitclaim unto **THE FARM NASHVILLE, LLC**, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **Exhibit A** attached hereto and incorporated by reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This is unimproved property located on Knight Drive, Whites Creek, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Sevier

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Affiant:

Subscribed and sworn to before me this 15 day of November, 2022.

Notary Public
My Commission Expires: 4-22-2025

ANGELA STRANGE
NOTARY PUBLIC
STATE OF TENNESSEE
SEVIER COUNTY

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the 15 day of November, 2022.

GRANTOR:

SHULAR TENNESSEE HOLDING COMPANY, LLC.
a Tennessee limited liability company

By: _____
Name: Michael L. Shular
Its: Owner

STATE OF TENNESSEE)
COUNTY OF Sevier)

Before me, the undersigned, Michael L Shular, a Notary Public in and for the State and County aforesaid, personally appeared **Michael L. Shular** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Owner of **Shular Tennessee Holding Company, LLC** the within named bargainor, a Tennessee limited liability company, and that as such Owner being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Owner.

WITNESS my hand and seal at office in Sevier, Tennessee, this the 15 day of November, 2022.

ANGELA STRANGE
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

_____
Notary Public

My Commission Expires: 4-22-2025

EXHIBIT A

LEGAL DESCRIPTION

TRACT ONE: Tax Map 049, Parcels 141.00, 142.00, and 318.00

Located in the 12th civil district of Davidson County, Tennessee, being a portion of the Shular Tennessee Holding Company , LLC property as referenced by instrument number 20211108-0148641 of the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

Beginning at an iron rebar (found) in the southerly right-of-way for Knight Drive, having a total right-of-way width of 50 feet, said iron rebar being the northeast corner of the Awesome Ave., LLC property, instrument number 20160108-0002259 (RODCT), and being the northwesterly corner of the herein property described;

Thence, continuing with said right-of-way for Knight Drive the following eleven (11) calls:

1) South 54°13'58" East 369.60 feet to an iron rebar (set);
2) Along a curve to the left, having a radius of 1,098.78 feet, an arc length of 310.96 feet, and a chord bearing South 62°20'24" East 309.92 feet to an iron rebar (set);
3) South 70°26'51" East 140.21 feet to an iron rebar (set);
4) Along a curve to the right, having a radius of 1,061.08 feet, an arc length of 312.94 feet, and a chord bearing South 61°59'55" East 311.81 feet to an iron rebar (set);
5) South 53°32'59" East 431.58 feet to an iron rebar (set);
6) Along a curve to the right, having a radius of 913.88 feet, an arc length of 676.73 feet, and a chord bearing South 32°20'08" East 661.37 feet to an iron rebar (set);
7) South 11°07'18" East 703.12 feet to an iron rebar (set);
8) Along a curve to the left, having a radius of 1,457.79 feet, an arc length of 203.55 feet, and a chord bearing South 15°07'18" East 203.38 feet to an iron rebar (found);
9) South 19°07'18" East 210.88 feet to an iron rebar (found);
10) Along a curve to the right, having a radius of 2,839.39 feet, an arc length of 208.97 feet, and a chord bearing South 17°00'48" East 208.92 feet to an iron rebar (set);
11) South 15°06'36" East 2.87 feet to an iron rebar (set), said iron rebar being the northeasterly corner of the Shular Tennessee Holding Company , LLC property, instrument number 20211108-0148641 (RODCT), of which this description is a part;

Thence, continuing with Shular the following three (3) calls:

1) South 82°05'04" West 1,200.73 feet;
2) South 16°57'37" East 970.48 feet;
3) North 83°40'25" West 3,174.70 feet to an iron rebar (found) in the easterly line of the Parmley Cove – Phase II development, instrument number 20150727-0073286 (RODCT);

Thence, North 07°34'05" East 2,559.79 feet to an iron rebar (found) in the easterly line of the Blueroad Fontanel, LLC property, instrument number 20190418-0035938 (RODCT), and being a southwesterly

corner of the Shular Tennessee Holdings Company, LLC property, instrument number 20220209-0014849 (RODCT);

Thence, South 83°39'17" East 1,128.05 feet to an iron rebar (found), said iron rebar being a southeasterly corner of the Jeffrey A. & Cynthia D. Damon property, instrument number 20210907-0119373 (RODCT);

Thence, continuing with Damon and Awesome Ave., LLC, North 31°19'21" East 1,155.95 feet to the Point of Beginning, containing in all 229.56 acres, more or less.

This description was prepared by Stephen Vander Horst, TN RLS 3041, and is derived from an ALTA/NSPS Land Title Survey by M2 Group entitled "ALTA/NSPS Land Title Survey, Tax Map 49, Parcels 141.00, 142.00, 143.00, 145.00, & 318.00", dated October 6, 2022, and revised on November 11, 2022, which is to be used in conjunction with the description provided hereon and is hereby incorporated by reference.

BEING substantially the same property conveyed to Shular Tennessee Holdings, LLC from Michael L. Shular, Trustee for Whites Creek Development with Full Power to Sell or Encumber without Joinder of Beneficiaries and Without the Necessity of any Purchaser Looking to the Application of Proceeds, by Quitclaim Deed dated October 28, 2021 and recorded November 8, 2021 as Instrument No. 20211108-0148641 in the Register's Office for Davidson County, Tennessee.

TRACT TWO: Tax Map 049, Parcel 143.00

Located in the 12th civil district of Davidson County, Tennessee, being a portion of the Shular Tennessee Holding Company , LLC property as referenced by instrument number 20211108-0148641 of the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

Beginning at an iron rebar (found) in the westerly right-of-way for Knight Drive, having a total right-of-way width of 50 feet, said iron rebar being the northeast corner of the William E. Delaney property, instrument number 20021120-0144324 (RODCT);

Thence, continuing with Delaney the following six (6) calls:

1) South 84°55'06" West 482.71 feet to an iron rebar (found);
2) South 05°11'06" East 96.00 feet to an iron rebar (set);
3) South 84°59'37" West 100.00 feet to an iron reber (found);
4) South 04°51'46" East 164.16 feet to an iron rebar (found);
5) South 88°22'22" East 350.76 feet to an iron rebar (found);
6) South 19°02'24" East 201.12 feet to an iron rebar (set) at the northwesterly corner of the Suzanne Grammar Martin property, Deed Book 8871, Page 751 (RODCT);

Thence, continuing with Martin the following three (3) calls:

1) South 05°42'31" East 100.00 feet to an iron rebar (found);
2) South 85°30'53" West 165.37 feet to an iron rebar (found);

3) South 05°06'10" East 149.84 feet to a concrete monument (found) in the northerly line of the Kelly S. and Travis E. Curtis property, instrument number 20100301-0015160 (RODCT);

Thence, South 84°42'56" West 1,126.52 feet to an iron rebar (found) at the northwesterly corner of the Shular Tennessee Holding Company, LLC property, instrument number 20211108-0148640 (RODCT);

Thence, South 13°09'41" East 685.82 feet to an iron rebar (found) in the westerly line of the Charlie W. and Wilma J. Buchanan property, instrument number 20180712-0067595 (RODCT), said iron rebar being a northeasterly corner of the Cornerstone Land Company property, instrument number 20060605-0065987 (RODCT);

Thence, continuing with Cornerstone Land Company the following three (3) calls:

1) North 83°28'37" West 1,046.55 feet to an iron rebar (found);
2) North 83°05'39" West 1,221.48 feet to an iron rebar (found);
3) North 82°53'30" West 948.75 feet to an iron rebar (found) in the easterly line of the Parmley Cove – Phase III property, instrument number 20160913-0096212 (RODCT);

Thence, continuing with Parmley Cove – Phase II & III, North 08°35'23" East 1,188.31 feet to an iron rebar (found), said iron rebar being a southwesterly corner of the Shular Tennessee Holding Company, LLC property, instrument number 20211108-0148641 (RODCT), of which this description is a part;
Thence, continuing with Shular the following three (3) calls:

1) South 83°40'25" East 3,174.70 feet;
2) North 16°57'37" West 970.48 feet;
3) North 82°05'04" East 1,200.73 feet to an iron rebar (set) in the westerly right-of-way for Knight Drive;

Thence, continuing with Knight Drive right-of-way, South 15°02'06" East 784.83 feet to the Point of Beginning, containing in all 121.00 acres, more or less.

This description was prepared by Stephen Vander Horst, TN RLS 3041, and is derived from an ALTA/NSPS Land Title Survey by M2 Group entitled "ALTA/NSPS Land Title Survey, Tax Map 49, Parcels 141.00, 142.00, 143.00, 145.00, & 318.00", dated October 6, 2022, and revised on November 11, 2022, which is to be used in conjunction with the description provided hereon and is hereby incorporated by reference.

BEING substantially the same property conveyed to Shular Tennessee Holdings, LLC from Michael L. Shular, Trustee for Whites Creek Development with Full Power to Sell or Encumber without Joinder of Beneficiaries and Without the Necessity of any Purchaser Looking to the Application of Proceeds, by Quitclaim Deed dated October 28, 2021 and recorded November 8, 2021 as Instrument No. 20211108-0148641 in the Register's Office for Davidson County, Tennessee.

TRACT THREE: Tax Map 049, Parcel 145.00

Located in the 12TH civil district of Davidson County, Tennessee, being the Shular Tennessee Holding Company, LLC, property as referenced by deed instrument 20211108-0148640 of the Register's Office (RODCT), and being more particularly described as follows;

Beginning at a ½" iron rod (found) along the westerly right-of-way for Knight Drive, said iron rod being the northeasterly corner of the Wilma J. & Charlie W. Buchanan property, deed instrument 20010925-0103741 (RODCT), and the southeasterly corner of the herein tract described;

Thence, continuing with Buchanan, South 85°47'12" West, passing a ½" iron rod w/cap (found) at 1,357.54 feet, a total distance of 1,361.55 feet to the easterly line of the Shular Tennessee Holdings Company, LLC, deed instrument 20211108-0148641 (RODCT);

Thence, continuing with Shular the following two (2) calls:

1) North 13°09'41" West 438.62 feet to a ½" iron pin (found);
2) North 84°42'56" East 1,042.00 feet to the northwesterly corner of the Kelly S. & Travis E. Curtis property, deed instrument 20100301-0015160 (RODCT);

Thence, continuing with Curtis the following two (2) calls:

1) South 04°27'08" West 185.00 feet;
2) North 84°58'53" East 472.00 feet to a 3/8" iron pin (found) in concrete, said iron pin being along the westerly right-of-way for Knight Drive;

Thence, continuing with said right-of-way, South 07°15'36" West 282.15 feet to the Point of Beginning, containing in all 12.81 acres, more or less.

This description was prepared by Stephen Vander Horst, TN RLS 3041, and is derived from an ALTA/NSPS Land Title Survey by M2 Group entitled "ALTA/NSPS Land Title Survey, Tax Map 49, Parcels 141.00, 142.00, 143.00, 145.00, & 318.00", dated October 6, 2022, and revised on November 11, 2022, which is to be used in conjunction with the description provided hereon and is hereby incorporated by reference.

BEING substantially the same property conveyed to Shular Tennessee Holding Company, LLC from Michael L. Shular by Quitclaim Deed dated October 28, 2021 and recorded November 8, 2021 as Instrument No. 20211108-0148640 in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Yale Riley, 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 11/11/2022 (date of document).

Affiant Signature

11/11/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of November, 2022

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY