Karen Johnson Davidson County
Batch# 946240 DEEDWARR
11/30/2022 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $22,588.50
20221130-0125490

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $6,105,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2022.

Notary Public
My commission expires:
03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The Fontanel LLC	**NEW OWNER**	**04900014000**
3524 Chandler Cove Way		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Blueroad Fontanel, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Fontanel LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

COMMENCING at a point on the easterly right-of-way line of Whites Creek Pike, 30 feet from the centerline, at a corner common with the property conveyed to Daniel M. Hayes Sr. and Janice A. Hayes of record in Instrument Number 20050131-0011261 at the Register's Office for Davidson County, Tennessee, also being Lot 9 on the Tollgate Two Subdivision of record in Instrument Number 200005020043728; Thence leaving the easterly right-of-way line of Whites Creek Pike with the northerly line of Hayes, South 77 deg 57 min 34 sec East, 556.84 to a point in the line of Hayes, and being the southwest corner of the herein described tract, said point being the POINT OF BEGINNING for this tract;

Thence with Whites Creek for the following calls:

1) North 02 deg 22 min 58 sec East, 190.95 feet to a point,
2) North 06 deg 42 min 25 sec West, 210.26 feet to a point,

Thence through the property conveyed to Fontanel Properties of record in Instrument Number 20020621-0075107 and generally with Whites Creek for the following calls.

1) North 14 deg 09 min 17 sec East, 359.72 feet to a point,
2) North 09 deg 54 min 16 sec East, 338.23 feet to a point,

3) North 16 deg 33 min 24 sec East, 212.60 feet to a point at a corner common with the property conveyed to Charles H and Mary K. Holloway of record in instrument Number 20050 I I 00003816;

Thence leaving Whites Creek with the southerly line of said Holloway for the following three calls:

1) South 79 deg 20 min 27 sec East, 120.10 feet to an existing iron rod,
2) South 65 deg 58 min 57 sec East, 202.62 feet to an existing iron rod,
3) South 66 deg 16 min 20 sec East, 127.84 feet to a point at a corner common with the property conveyed to Charles H. and Mary K. Holloway of record in Instrument Number 200309150134747;

Thence with the southerly line of Holloway (Instrument 20030915-0134747) for the following calls:

1) South 66 deg 19 min 27 sec East, 391.32 feet to an existing set stone in a drain,
2) South 66 deg 05 min 37 sec East, 1917.72 feet to an iron rod found at a corner common with said Holloway;

Thence with the easterly line of Charles H. and Mary K. Holloway of record in Instrument Number 20030915-0134747, North 06 deg 54 min 07 sec East, 664.52 feet to an existing set stone on the southerly line of the property conveyed to Helen B. Huff of record in Book 9326, Page 618; Thence with the southerly line of Huff for the following calls:

1) South 67 deg 54 min 42 sec East, 979 .31 feet to an existing iron rod,
2) North 10 deg 50 min 13 sec East, 180.51 feet to an existing iron rod,
3) South 79 deg 26 min 32 sec East, 122.68 feet to an existing iron rod, Thence first along said Huff and then with the westerly line of the property conveyed to Michael L. Shular, Trustee of record in Instrument Number 20060503-0051544, South 08 deg 03 min 38 sec West, 2026.03 to an existing iron pipe at a corner common with the property conveyed to Raymond G. Ray of record in Book 9892, Page 148;

Thence first with the northerly line of said Ray, then with the northerly line of Janet H. Wilks of record in Instrument Number 20090527-0048614 and then with the northerly line of Carolyn F. Rogers of record in Book 10837, Page 540, North 58 deg 19 min 56 sec West, 327.96 feet to an existing iron pipe at a corner common with the property conveyed to Historic Cedarwood, LLC of record in Instrument Number 20110503-0033782; Thence with Historic Cedarwood, LLC for the following calls:

1) South 79 deg 52 min 39 West, 312.56 feet to an existing iron rod,
2) North 79 deg 57 min 48 sec West 530.48 feet to an existing iron rod,
3) North 59 deg 10 min 42 sec West, 397.14 feet to an existing iron rod at a corner common with the property conveyed to Jing-qi Mei and wife, Xuhan Zhang of record in Instrument Number 20140115-0004207;

Thence with the northerly line of Jing-qi Mei and Xuhan Zhang for the following calls:

1) North 59 deg 08 min 13 sec West, 90.67 feet to an existing iron rod,
2) North 03 deg 06 min 33 sec West, 593.95 feet to an existing iron rod at a corner common with the property conveyed to Dale Morris of record in Instrument Number 201309190098803; Thence with the northerly line of said Morris, North 82 deg 01 min 56 sec West, 1634.61 feet to an existing iron rod; Thence first continuing with the northerly line of Morris and then with the northerly line of said Daniel M. Hayes Sr. and Janice A. Hayes, North 77 deg 57 min 34 sec West, 409.45 feet to the point of beginning; containing 116.65 acres more or less.

Further being the same property conveyed to Blueroad Fontanel, LLC, a Delaware limited liability company, by Quit Claim Deed from Dale C. Morris, of record in Instrument No. 20190418-0035938, in the Register's Office for Davidson County, Tennessee, dated April 17, 2019, and recorded on April 18, 2019.

Further being the same property conveyed to Blueroad Fontanel, LLC, a Delaware limited liability company, by Special Warranty Deed from Dale C. Morris, of record in Instrument No. 20190221-0016000, in the Register's Office for Davidson County, Tennessee, dated February 20, 2019, and recorded on February 21, 2019.

Blueroad Fontanel, LLC

Date: 11/28/22

Timothy Farrell, Board Member of PFS Holdings, LLC, sole member of Blue Road Fontanel Manager, LLC, manager of Blue Road Fontanel Holdings, LLC, sole member of Blue Road Fontanel, LLC

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **TIMOTHY FARRELL** 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 forgoing instrument for the purpose therein contained and who further acknowledged that he is Board Member of PFS Holdings, LLC, sole member of Blue Road Fontanel Manager, LLC, manager of Blue Road Fontanel Holdings, LLC, sole member of Blue Road Fontanel, LLC and that he is authorized by PFS Holdings, LLC, Blue Road Fontanel Manager, LLC, Blue Road Fontanel Holdings, LLC, and Blue Road Fontanel, LLC to execute this instrument on its behalf.

Witness my hand this 28th day of **November , 2022.**

Notary Public

My commission expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B Leedom, 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 11/28/22.

Date

Affiant Signature

11/28/22

Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 28 day of November, 2022.

Notary's Signature
My Commission Expires: 4.19.26

Notary's Seal (if on paper)

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY