THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 22-3885
Parcel ID: 040-00-0-052.00

Property Address:
7300 Old Hickory Boulevard, Whites Creek, TN 37189

Karen Johnson Davidson County
Batch# 951904 DEEDWARR
12/15/2022 11:41:30 AM 6 pgs
Fees: $33.00 Taxes: $7,215.00
20221215-0129968

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Warranty Deed

Send Tax Statements To:
New Owner

Migration Partners, LP
Address of New Owner:
P.O. Box 60284
Nashville TN
37206

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **DANA LIBERATORE and PHILIP L. LIBERATORE, wife and husband,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **MIGRATION PARTNERS, LP** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Tract 1:

Land located in the 3rd Council District of Nashville, Davidson County, Tennessee on the southerly margin of Old Hickory Boulevard at Whites Creek described according to a boundary survey dated 3-9-07 by Campbell McRae and Associates Surveying, Inc. (John Hood TN R.L.S. #1838 as follows):

Beginning at a concrete highway monument (old) as station 15+69.54 as shown on Tennessee Department of Transportation plans for S.R. 45 Project No. BR-STP-45(17) on the southerly margin of Old Hickory Boulevard AKA State Route 45, said monument being in the westerly line of the Cecil Davis Sherrill Land (Inst. #20030430-0057787 R.O.D.C., TN) located S 58° 52' 08" W 187.09 feet from a concrete highway monument (old) at station 17+50.00 as shown on said T.D.O.T, plans; thence leaving said southerly margin with said Sherrill S10° 27' 27" E, crossing the northerly bank of Little Creek at 255 feet and the centerline of an easement road for said Sherrill at 730 feet for a total distance of 788.16 feet to a 1/2 dia. iron rod (new) with identification cap stamped TN#1838; thence 79° 17' 18" E 260.00 feet to a 1/2' dia. iron rod (new) with identification cap stamped TN#1838' thence S 55° 32' 18" E 246.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838 on the southerly side of said easement road; thence S 22° 47' 18" E 246.00 feet to a 1/2"dia. iron rod (new) with identification cap stamped TN#1838 located in a drain; thence following said drain S 69° 02' 18" E 653.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838; thence S 01° 42' 17" W 560.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838; thence S 31° 17' 43" E 675.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838; thence leaving said drain with said Sherrill's southerly line S 88° 03' 32" E 1275.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838 at said Sherrill's southeast corner and In the westerly line of the Bob Boner land (Book 6451, Page 108, R.O.D.C., TN); thence with said Boner S 18° 34' 57" E 412.50 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838; thence S 41' 04' 57" E 627.00 feet to an iron rod (old) in the northerly line of the Tommy Huff land (Book 4998, Page 973, R.O.D.C., TN), said rod being located in 84° 53' 57" W 420.60 feet from an iron rod (old) at the southeast corner of the Pinnacle Towers land (14 ac.) (Book 11665, Page 290, R.O.D.C., TN);

thence with said Huff and the David E. and Gail Humes land, following an ancient broken fence line as follows: S 79° 47' 19" W 168.24 feet to an iron rod (old); thence N 89° 44' 01" W 432.89 feet to an iron pipe (old); thence 586° 38' 33" W 189.25 feet to an iron pipe (old); thence S 89° 47' 18" W 297.94 feet to a fence post; thence N 89° 35' 15" W 709.54 feet to a fence post; thence N 89° 07' 05" W 53.4.17 feet to a fence post; thence N 86° 37' 41" W 380.11 feet to a 1/2 iron rod (new) with identification cap stamped TN#1838 in the easterly line of the Aaron and Amy Jerome land (Instrument #20040309-0027122 R.O.D.C., TN); thence N 04° 21' 26" E 137.57 feet to an iron rod (old) at said Jerome's northeast corner; thence N 59° 11' 59" W 29.07 feet to an iron rod (old) at the southeast corner of the Lynn and Judith Johnson land (Book 9050, Page 697, R.O.D.C., TN); thence with said Johnson N 08° 11' 35" W 603.69 feet to an iron rod (old); thence N 21° 17' 58" W 325.48 feet to an iron rod (old); thence N 30° 42' 23" W 255.42 feet to an iron rod (old); thence N 03° 46' 23" W 213.51 feet to an iron rod (old); thence N 23° 06' 57" W 171..27 feet to an iron rod (old); thence N 71° 27' 58" W 598.50 feet to an iron rod (old); thence N 19° 53' 33" W (crossing the bank of Whites Creek at 577 feet) for a total distance of 617.38 feet to a point in said Whites Creek; thence with said creek to points as follows: N 27° 44' 56" E 296.27 feet; thence N 32° 37' 14" E 216.12 feet; thence N 22° 06' 46" E 104.09 feet; thence N 08° 32' 00" E 322.27 feet; thence N 04° 07' 29" E 104.20 feet to a point in the southerly margin of said Old Hickory Boulevard at station 144-51.70 as shown on said T.D.O.T. plans; thence with said southerly margin N 81° 23' 21" E 40.86 feet to a 1/2 iron rod (new) with identification cap stamped TN#1838 at station 14+9236 on said T.D.O.T plans; thence N 49° 10' 16" E 83.34 feet to the point of beginning containing 100.49 acres more or less.

Included in the above description of Tract 1, but excluded from this conveyance is the following:

Land located in the 3rd Council District of Nashville, Davidson County, Tennessee, said land being a part of the John M. Pruitt land described in Instrument No. 2007622-0074628, R.O.D.C., TN, being swapped between adjoining landowners described according to a boundary survey dated 3-9-07 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN. R.L.S. #1838 as follows:
Commencing at a concrete highway monument (old) at station 15+69.54 as shown on Tennessee Department of Transportation plans for S.R. 45 project no. BR-STP-45(17) on the southerly margin of Old Hickory Boulevard AKA State Route 45, said monument being the westerly line of the Cecil Davis Sherrill land (Inst. #20030430-0057787 R.O.D.C., TN) located S 58° 52' 08" W 187.09 feet from a concrete highway monument (old) at station 17+50.00 as shown on said T.D.O.T. plans; thence leaving said southerly margin with said Sherrill S 100 27' 27" E. crossing the northerly bank of Little Creek at 255 feet and the centerline of an easement road for said Sherrill at 730 feet for a total distance of 788.16 feet to a Y2" dia. iron rod (new) with identification cap stamped TN#1838; thence S 79° 17' 18" E 260 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838; thence S 550 32' 18" E 246.00 feet to a "A" dia. iron rod (new) with identification cap stamped TN#1838 on the southerly side of said easement road; thence S 22° 47' 18" E 210.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped T101838 located in a drain; thence following said drain S 69° 02' 18" E 653.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838; thence .5 02° 41' 16" E 560.00 feet to a1/2" dia. iron rod (new) with identification cap stamped TN#1838; thence leaving said drain S 28° 03' 32" E (crossing the centerline of said drain at 172 feet more or less) for a total distance of 203.80 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838, the true point of beginning for the herein described laid; thence with said Sherrill's southerly line S 88° 03' 32" E 1044.20 feet to a 36" dia. iron rod (new) with identification cap stamped TN#1838 in the westerly line of the Bob Boner land (Book 6451, Page 109 R.O.D.C., TN); thence with said Boner S 18° 34' 57" E 165.96 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN#1838 thence with a new line N 80° 02; 01" W 1113.29 feet to the point of beginning containing 81148.65 sq. ft. or 1.86 acres, more or less.

Tract 2A:

Land located in the 3rd Council District of Nashville, Davidson County, Tennessee, said land being a part of the Cecil Davis Sherrill land described in Instrument No. 20030430-0057787, Register's Office for Davidson County, Tennessee (R.O.D.C., TN). Being swapped between adjoining landowners described according to a boundary survey dated 3/9/2007 by Campbell, McRae and Associates Surveying, Inc., John Hood TN R.L.S. #1838 as follows: Beginning at a concrete highway monument (old) at station 15+69.54 as shown on Tennessee Department of Transportation plans for S.R. 45 Project No. BR-STP-45 (17) on the southerly margin of Old Hickory Boulevard a.k.a. State Route 45, said monument being in the westerly line of the Cecil Davis Sherrill land (Instrument No. 20030430-0057787, R.O.D.C., TN) located S 58 deg. 52' 08" W 187.09 feet from a concrete highway monument (old) at station 17+50.00 as shown on said T.D.O.T. plans; thence, leaving said southerly margin with said Sherrill S 10 deg. 27' 27" E, crossing the northerly bank of little creek at 255 feet and the centerline of an easement road for said Sherrill at 730 feet for a total distance of 757.84 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838, the true point of beginning for the herein described land; thence, severing said Sherrill S 73 deg. 19' 49" E 272.42 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838; thence, with a new line N 79 deg. 17' 18" W 260.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838; thence, N 10 deg. 27' 27" W 30.32 feet to the point of beginning containing 3,676.06 sq. ft. or 0.08 acres, more or less.

Tract 2B:

Land located in the 3rd Council District of Nashville, Davidson County, Tennessee, said land being a part of the Cecil Davis Sherrill land described in Instrument No. 20030430-0057787, Register's Office for Davidson County, Tennessee (R.O.D.C., TN). Being swapped between adjoining landowners described according to a boundary survey dated 3/9/2007 by Campbell, McRae and Associates Surveying, Inc., John Hood TN R.L.S. #1838 as follows:

Commencing at a concrete highway monument (old) at station 15+69.54 as shown on Tennessee Department of Transportation plans for S.R. 45 Project No. BR-STP-45 (17) on the southerly margin of Old Hickory Boulevard a.k.a. State Route 45, said monument being in the westerly line of the Cecil Davis Sherrill land Instrument No. 20030430-0057787; R.O.D.C., TN) located S58 deg. 52' 08" W 187.09 feet from a concrete highway monument (old) at station 17+50.00 as shown on said T.D.O.T. plans; thence, leaving said southerly margin with said Sherrill S 10 deg. 27' 27" E, crossing the northerly bank of little creek at 255 feet and the centerline of an easement road for said Sherrill at 730 feet for a total distance of 788.16 feet to a 1/2" dia. Iron rod (new) with identification cap stamped TN #1838; thence, 579 deg. 17' 18" E 260.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838; thence, S 55 deg. 32' 18" E 246.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838 on the southerly side of said easement road; thence, S 22 deg. 47' 18" E 210.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838 located in a drain; thence, following said drain S 69 deg. 02' 18" E 653.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838; thence, S 02 deg. 41' 16" E 560.00 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838, the true point of beginning for the herein described land; thence, leaving said drain, severing said Sherrill S 60 deg. 42' 46" E 98.12 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838; thence, S 40 deg. 08' 20" E 702.40 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #038; thence, with said Sherrill's southerly line N 88 deg. 03' 32" W (crossing the centerline of said drain at 58 feet, more or less) for a total distance of 230.80 feet to a 1/2" dia. iron rod (new) with identification cap stamped TN #1838; thence, N 28 deg. 03' 50" W 654.06 feet to the point of beginning containing 77,472.59 sq. ft. or 1.78 acres, more or less.

Being the same property conveyed to RABAH INVESTMENT PROPERTIES, LLC, a Tennessee Limited Liability Company by Deed dated April 27, 2021 from JOHN M. PRUITT, a married man, recorded April 28, 2021, in Instrument Number 20210428-0056774, corrected in Instrument No. 20220919-0104070, in the Official Records of Davidson County, Tennessee. Being the same property conveyed to DANA LIBERATORE and PHILIP L. LIBERATORE, by Quitclaim Deed from RABAH INVESTMENT PROPERTIES, LLC, dated December _____, 2022, and recorded in Book _202212150129967_____, Register's Office for Davidson County, Tennessee.

This is improved property known as, 7300 Old Hickory Boulevard, Whites Creek, TN 37189.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. Sanitary Sewer and/or Stormwater Drainage Easement Agreement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 5141, page 720, Register's Office for Davidson County, Tennessee.

3. Electrical Permit granted to Metropolitan Government of Nashville and Davidson County as contained in Book 7818, page 812 and Book 7864, page 480, Register's Office for Davidson County, Tennessee.

4. Right-of-way easement granted to Piedmont Natural Gas Company, Inc. as contained in Instrument No. 20120727-0066375, Register's Office for Davidson County, Tennessee.

5. Deed to Tennessee Department of Transportation as contained in Instrument No. 20021203-0148902, Register's Office for Davidson County, Tennessee.

6. Subject to rollback taxes which may be assessed against the subject property in accordance with the classification by the Davidson County Property Assessor of the property to be "agricultural", and thus subject to rollback taxes pursuant to T.C.A. 67-5-1001. Any rollback taxes assessed against subject property will be paid by the Grantee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 13th day of December, 2022.

DANA LIBERATORE

PHILIP L. LIBERATORE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named DANA LIBERATORE and PHILIP L. LIBERATORE, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 13th day of December, 2022.

Notary Public

VIORICA MARCU
COMM. # 2410077
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES AUG. 4, 2026

My Commission Expires:
08/04/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $1,950,000.00.

Affiant

SWORN TO and subscribed before me on this 14th day of December, 2022.

Notary Public

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires:
03/01/2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/13/2022 (date of document).

Jennifer Russell
Affiant Signature

12/15/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

