Karen Johnson Davidson County
Batch# 957614 DEEDWARR
01/04/2023 11:54:30 AM 5 pgs
Fees: $28.00 Taxes: $5,698.00
20230104-0000637

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION FIVE HUNDRED FORTY THOUSAND AND 00/100 (1,540,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF DECEMBER, 2022. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TIMOTHY LEMERE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/03/2026 DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Broadshire Farms (NAME)	**NEW OWNER** (NAME)	**138 057.00**
8251 Greenbrier Road **Joelton, Tennessee 37080** (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30th day of December, 2022, the undersigned, **RYAN MICKLE, A SINGLE MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **BROADSHIRE FARMS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **ROBERTSON** County, State of **TENNESSEE**, having an address of **8251 GREENBRIER ROAD, JOELTON, TENNESSEE 37080** and more particularly described as follows:

Tract 1 (8251 Greenbrier Road):

Property located in the 14th Civil District of Robertson County, and also in Davidson County, Tennessee. Being shown as Parcels 57.00 and 62.00 on Robertson County Property Map 138. Being shown as Tract 1 on a Survey by C&K Surveyors, L.L.C. dated December 26, 2013, and being more particularly described as follows:

Beginning at a point in the center of a gravel drive and the center of a drain, at the Southeast corner of the herein-described tract. Said point being the Northeast corner of a 10.01 acre tract conveyed to the Darnell Family Trust by Deed of record in Record Book 1495, Page 389, R.O.R.C., TN. Said point also being the Northwest corner of the Willie J. Jacob Property, of record in Record Book 541, Page 331, R.O.R.C., TN., and being the Southwest corner of the Charles A. Ycarta Property, of record in Record Book 1453, Page 702, R.O.R.C., TN. Thence, from said Point of Beginning, along the center of a gravel drive and along the Northerly line of the Darnell Family Trust 10.01 acre tract, the following calls: South 89°29'16" West - 25.79' to a point; thence South 76°33'56" West - 55.99' to a point; thence North 89°55'56" West - 51.60' to a point; thence North 79°09'21" West - 55.55' to a point; thence North 71°17'20" West - 57.03' to a point; thence North 60°00'51" West - 80.24' to a point; thence North 66°11'35" West - 32.45' to a point; thence North 74°25'37" West - 84.80' to a point; thence North 70°31'26" West - 83.96' to a point; thence North 61°30'42" West - 49.57' to an existing iron pin in the center of said

drive at the Northwest corner of the 10.01 acre tract. Thence, leaving said gravel drive, with the Westerly line of the 10.01 acre tract, South 39°26'30" West - passing a witness iron pin at 524.77', in all a total of 544.34' to a point in the creek in the Northerly line of Tract 2 of same survey. Thence, along the center of the creek and the Northerly line of Tract 2, North 62°59'10" West 354.78' to a point; thence North 62°09'36" West - 320.63' to a point; thence North 41°17'46" West - 164.88' to a point; thence North 35°59'30" West - 281.25' to a point; thence North 71°19'32" West - 146.91' to a point; thence South 82°14'21" West - 205.40' to a point in the center of the creek and in the Easterly line of the Cathy Sewell Property of record in Instrument No. 20070924-0113515, R.O.D.C., TN. Thence, leaving said creek, with the Easterly line of Sewell, North 05°10'11" West - 323.94' to an existing iron pin at the Northeast corner of Sewell and the Northwest corner of the herein-described tract, said pin also being in the Southerly line of the Reba F. Harris property of record in Deed Book 173, Page 259, R.O.R.C., TN. Thence, along the Southerly line of Harris, South 89°48'22" East - 1154.38' to an existing iron pin; thence South 89°51'40" East - passing a witness iron pin at 1602.84' - in all a total of 1625.48' to a point in the center of a drain at the Northeast corner of the herein-described tract and the Northwest corner of the Charles A. Yearta Property, aforementioned. Thence, with the Westerly line of Yearta and with the center of said drain the following calls: South 24°04'21" West - 127.64' to a point; thence South 59°21'04" West - 103.45' to a point; thence South 30°33'15" West - 25.85' to a point; thence South 65'00'27" West - 137.75' to a point; thence South 64'32'35" West - 208.87' to a point; thence South 36°09'05" West - 129.82' to a point; thence South 20°02'01" West - 292.57' to the Point of Beginning, containing 36.611 acres, more or less.

Being the same property conveyed to Ryan Mickle, by Warranty Deed from Michael T. Burney and wife, Aimee Burney, of record in Record Book 1896, Page 682, in the Register's Office of Robertson County, Tennessee, dated August 30, 2019 and recorded on September 03, 2019. Also recorded in Instrument No. 20191105-0113977, in the Register's Office of Davidson County, Tennessee, and recorded on November 05, 2019.

Tract 2 (0 Jackman Road):

Property located in the 1st Councilmanic District of Davidson County, Tennessee, being shown as Parcels 4.00 and 20.00 on Davidson County Property Map 5, being shown as Tract 2 on a survey by C&K Surveyors, L.L.C. dated December 26, 2013, and being more particularly described as follows:

Beginning at an existing iron pin at the Northeast corner of the herein-described tract, said pin being the Southeast corner of a 10.01 acre tract conveyed to the Darnell Family Trust by deed of record in Record Book 1495, Page 389, R.O.R.C, TN. Said pin also being the Southeast corner of the Willie J. Jacob Property of record in Record Book 542, Page 331, R.O.R.C., TN, said pin being located S 04 degrees 30' 30" W – 732.71' from the center of a gravel drive and the Northeast corner of the 10.01 acre tract. Thence, from said Point of Beginning, S 04 degrees 30' 30" W – 35.86' to a point in the creek in the Northerly line of the Donnie R. Broadway, Sr. property of record in Deed Book 8844, Page 711, R.O.D.C., TN. Thence, along the Northerly line of Broadway, S 89 degrees 59' 35" W – 1803.33' to an existing iron pipe at the Northeast corner of the Kelly B. Gupton etux property of record in Instrument No. 20040202-0012416, R.O.D.C., TN. Thence along the Northerly line of Gupton, N 88 degrees 40' 05" W – 136.86' to a fence corner at the Southwest corner of the herein-described tract and the Southeast corner of the Cathy Sewell property of record in Instrument No. 20070924-0113515, R.O.D.C., TN. Thence along the Easterly line of Sewell, N 05 degrees 10' 11" W – 1172.52' to a point in the center of a creek at the Southwest corner of Tract 1. Thence leaving the line of Sewell, with the Southerly line of Tract 1 and the center of said creek the following calls: N 82 degrees 14' 21" E – 205.40' to a point; thence S 71 degrees 19' 32" E – 146.91' to a point; thence S 35 degrees 59' 30" E – 281.25' to a point; thence S 41

degrees 17' 46" E – 164.88' to a point; thence S 62 degrees 09' 36" E – 320.63 to a point; thence S 62 degrees 59' 10" E – 354.78' to a point in the center of the creek at the Southwest corner of the 10.01 acre tract conveyed to the Darnell Family Trust. Thence along the Southerly line of said tract, N 86 degrees 30' 00" E – 144.83' to an existing iron pin; thence S 43 degrees 25' 49" E – 346.35' to an existing iron pin; thence S 64 degrees 53' 34" E – 496.48' to the Point of Beginning, containing 27.936 acres, more or less.

There is included within the bounds of the above tract, a 0.947 acre tract shown as the Church Tract on the survey. This tract is specifically excluded from this conveyance. Therefore, the total area of Tract 2 is 26.949 acres. The said 0.947 acre tract excluded here from is more particularly described as follows:

Property located in the 1st Councilmanic District of Davidson County, Tennessee, being shown as a part of Parcel 4.00 on Davidson County Property Map 5. Being shown as the Church Tract on a survey by C&K Surveyors, L.L.C. dated December 26, 2013, and being more particularly described as follows:

Beginning at an iron pin set at the Southernmost corner of the herein-described tract. Said pin being located N 17 degrees 36' 20" E – 198.28' from a fence corner at the Southwest corner of Tract 2 of the same survey and the Southeast corner of the Cathy Sewell Property of record in Instrument No. 20070924-0113515, R.O.D.C., TN. Thence, from said Point of Beginning, N 30 degrees 06' 56" W – 125.00' to an iron pin set; thence N 59 degrees 01' 14" E – 330.00' to an iron pin set; thence S 30 degrees 06' 56" E – 125.00' to an iron pin set; thence S 59 degrees 01' 14" W – 330.00' to the Point of Beginning, containing 41,255 square feet, or 0.947 acres, more or less, together with a perpetual easement for ingress and egress to said parcel over an existing private drive across the property conveyed.

Being the same property conveyed to Ryan Mickle, by Warranty Deed from Michael T. Burney and wife, Aimee Burney, of record in Instrument No. 20190903-0088570, in the Register's Office of Davidson County, Tennessee, dated August 30, 2019 and recorded on September 03, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 30th day of December, 2022.

GRANTOR: RYAN MICKLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **RYAN MICKLE**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

30th December 2022

WITNESS my hand, at office, on this 30th day of December, 2022.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Online Notary Public
My Commission Expires:
Nov 6, 2024

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 December 30, 2022.

Affiant Signature

12/30/2022

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 30 day of December, 2022.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY