Karen Johnson Davidson County
Batch# 959545 DEEDWARR
01/10/2023 10:15:04 AM 4 pgs
Fees: $23.00 Taxes: $7,918.00

20230110-0002049

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alice Makes Good Studios, LLC	**NEW OWNER**	
(NAME) **3108 and 3112 Greer Rd**	(NAME)	**011 00 0 125.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM C. GIBSON, UNMARRIED AND LINDA S. GRANT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALICE MAKES GOOD STUDIOS, LLC , A TEXAS SERIES LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Property 1:
Land in Davidson County, Tennessee, being more particularly described as follows:

Parcel 1: Map/Parcel 006 00 0 002.00

Tract No. 1: Consisting of 119 acres; more or less, located about 14 miles North of the City of Nashville, on a Public Road and bounded and described as follows:

Beginning at a stone, the Southeast corner of a 35-acre tract of land conveyed to Mrs. Margaret Padgett Lokey, by deed from Marvin Padgett, et al., of record in Book 808, Page 7, Register's Office for said County; and running thence North 68 3/4 degrees West 28 poles; thence North 86 degrees West 29 poles; thence North 47 degrees West 23 poles; thence North 5 1/2 degrees East 6 poles; thence North 6 degrees West 5 poles; thence North 22 degrees East 5 poles; thence North 22 3/4 degrees East 6 poles; thence North 38 degrees East 8 poles; thence North 19 1/2 degrees East 12 poles; thence North 7 degrees East 6 poles; thence North 24 3/4 degrees East 8 poles; thence North 2 1/4 degrees East 12 poles; thence North 31 1/2 degrees East 12 poles; thence North 45 3/4 degrees East 10 poles; thence North 39 3/4 degrees East 8 poles; thence North 51 degrees East 12 poles; thence North 37 degrees East 8 poles; thence North 57 degrees East 12 poles; thence North 34 degrees East 14 poles; thence North 5 3/4 degrees East 10 poles; thence North 1 1/2 degrees East 10 poles; thence North 3 degrees West 16 poles; thence North 6 degrees East 4 poles; thence North 17 1/2 degrees East 8 poles; thence North 7 1/2 degrees East 6 poles; thence North 37 1/2 degrees East 6 poles; thence North 74 degrees East 4 poles; thence North 88 degrees East 6 poles; thence South 71 1/2 degrees East 8 poles; thence North 88 1/2 degrees East 6 poles; thence South 83 degrees East 6 poles; thence North 86 1/4 degrees East 10 poles; thence North 63 1/2 degrees East 6 poles; thence North 26 degrees East 6 poles; thence North 19 1/2 degrees East 14 poles; thence North 10 degrees East 12 poles; thence North 36 degrees East 6 poles; thence North 74 3/4 degrees East 2 poles; thence South 77 degrees East 10 poles; thence South 52 3/4 degrees East 10 poles; thence South 60 degrees East 4 poles; thence South 48 degrees East 4 poles; thence South 59 3/4 degrees East 16 poles; thence South 79 degrees East 2 poles; thence South 80 3/4 degrees East 12 poles; thence North 84 1/4 degrees East 8.40 poles to a gate in the center of an old Ridge Road, dividing this tract of land from a tract of land owned by Marvin Padgett; thence North 16 1/2 degrees West 396 feet; thence North 6 1/2 degrees West 106 feet; thence North 21 degrees West 140 feet; thence North 23 degrees West 150 feet; theme North 9 degrees West 288 feet to a stone on the top of a Ridge; thence West with the line between this tract of land and the tract of land owned by John Smiley, 85.7 poles to the Northeasterly corner of the tract of land conveyed to G. B. Lokey, of record in Book 667, Page 289, RODC, TN; thence up a hallow South 25 3/4 degrees West 9.44 poles; thence South 27 1/4 degrees West 5.06 poles; thence South 35 1/2 degrees West 5.64 poles; thence South 37 1/4 degrees West 7.12 poles; thence South 34 degrees West 7.12 poles; thence South 63 degrees West 6.32 poles; thence South 46 1/4 degrees West 10 poles; thence South 50 degrees

West 8 poles; thence South 42 degrees West 8.80 poles; thence South 33 degrees West 11.12 poles; thence South 38 1/4 degrees West 4.44 poles; thence South 39 1/2 degrees West 6.40 poles; thence South 5 degrees West 10.60 poles; thence South 17 1/4 degrees East 9.06 poles; thence South 9 1/4 degrees East 5.20 poles; thence South 2 degrees West 3.16 poles; thence South 21 1/2 degrees East 11.60 poles; thence South 27 3/4 degrees East 8.40 poles; thence South 11 1/2 degrees East 5.80 poles; thence South 1 1/2 degrees West 4.44 poles; thence South 16 3/4 degrees West 6.44 poles; thence South 28 3/4 degrees West 8.20 poles; thence South 46 degrees West 13.12 poles; thence South 48 1/2 degrees West 3.80 poles; thence South 47 degrees West 8.68 poles; thence South 25 degrees West 9.20 poles; thence South 41 1/4 degrees West 14.44 poles; thence South 39 degrees West 16.62 poles; then; South 29 3/4 degrees West 7.48 poles; thence South 38 degrees West 9.68 poles; thence South 50 degrees West 10.28 poles; thence South 39 degrees West 7.48 poles; thence South 61 1/4 degrees West 6.52 poles; thence South 75 1/4 degrees West 12.4 poles; thence North 81 3/4 degrees West 7.2 poles to a small black gun in the Westerly line of this tract of land, South 23 1/2 degrees West 1.12 poles Southwest of a sugar tree; thence South 23 1/2 degrees West 3 poles; thence South 31 degrees West 2.88 poles to a small chestnut oak; thence South 45 1/4 degrees West 8.21 poles to a white walnut; thence South 60 1/2 degrees West 3.46 poles to a chestnut; thence South 14 1/2 degrees West 3.20 poles to an ash; thence South 1 3/4 degrees East 3.20 polar to an iron at the roots of a small Sassafras; thence South 81 1/2 degrees West 12.52 poles; thence South 86 1/4 degrees West 10.68 poles; thence South 81 1/2 degrees West 7.68 poles; thence North 88 degrees West 2.24 poles to an iron pin at the corner of a fence, in all 5.20 poles to the center of the County road; thence with the center of said road, South 61 degrees East 6 poles; thence South 75 1/2 degrees East 34 poles; thence South 60 1/4 degrees East 12 Poles; thence South 31 1/4 degrees East 34 poles; thence South 19 degrees East 19.44 poles to an iron pin at the junction of roads; thence with the center of said road, South 65 degrees East 20 poles; thence South 64 degrees East 14 poles; thence South 44 1/4 degrees East 7 poles; thence South 34 1/2 degrees East 22 poles; thence South 17 1/4 degrees East 20 poles; thence South 52 degrees East 6 poles; thence North 84 degrees East 5.20 poles to the center of said road, Sweeney's and Joseph E. Greer's corner; thence North 1 1/4 degrees East with said Greer's Western boundary line 47.2 poles to a stone; thence South 87 3/4 degrees East with said Greer's Northern boundary line 28 poles to a stone; with Hickory and chestnut oak pointers; thence North 1/4 degrees East with said Greer's Western Boundary line 39 poles to the beginning, containing 119 acres, more or less.

Included in the above description but specifically Excluded from the Conveyance:

Beginning at a nail located in the centerline of Greer Road and in the extended line of an existing fence, which fence lies West of and runs generally parallel to an existing gravel drive; thence, generally with the line of said fence, North 11 degrees 18 minutes 02 seconds East, 479.24 feet to an iron pin; thence South 71 degrees 05 minutes 59 seconds East 799.13 feet to an iron pin; thence South 71 degrees 07 minutes 40 seconds West, 775.53 feet to another nail in the centerline of Greer Road; thence with said centerline, North 71 degrees 06 minutes 00 seconds West 122.73 feet to the point of beginning containing 5.03 acres, more or less. Reserving to the grantors, an Easement for ingress and egress over and across the existing gravel drive, for the benefit of grantors' adjoining lands.

Tract No. 2: Beginning at an old stone, being one of the inner corners of the above described Tract No. I, and running along the line of Tract No. 1 as follows:
North 68 3/4 degrees West 465 feet, North 86 degrees West 478 1/2 feet, North 47 degrees West 379 1/2 feet to a white oak, being in or hear a road on top of the ridge; thence along said road and being along the line of Tract 1 above described as follows: North 5 1/2 degrees East 99 feet, North 6 degrees West 82 1/2 feet, North 22 degrees East 82 1/2 feet North 22 3/4 degrees East 99 feet North 38 degrees East 132 feet, North 19 1/2 degrees East 198 feet, North 7 degrees East 99 feet, North 24 3/4 degrees East 132 feet; thence North 2 3/4 degrees East 198 feet, North 31 1/2 degrees East 198 feet, North 45 3/4 degrees East 165 feet, North 39 3/4 degrees East 132 feet, North 50 degrees East 198 feet, North 37 degrees East 44 feet; thence leaving said road and the line of Tract 1 above described, and running South 15 degrees East 1400 feet to a black oak, South 10 degrees East 100 feet to a stake; South 360 feet to a stake and South 10 degrees West 330 feet to the point of beginning, containing 35 acres, more or less.

Tract No. 3: Described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated May 15, 1965, as follows:

Beginning at a forked fence post in a fence; same being located 119 feet Northwardly, as measured with said fence, from the Northerly margin of Greer Road, and same also being a corner of W. Monroe Thomas; thence with said fence and Thomas' line, North 10 degrees West 183, feet to a 6 inch Sugar Tree in the fence corner located 8 feet Southwestwardly from a 14 inch white walnut tree pointer; thence continuing with said fence and Thomas' line, North 66 degrees East 500 feet as measured with the meanders of a ravine, to a 6 inch ash tree (with fence wire attached to same) located in the forks of two ravines; thence with down fence, South 31 degrees 30 minutes West 430 feet to an iron pin; thence South 80 degrees West 252 feet to the beginning, and containing 2.14 acres, more or less.

Property 2:
Parcel II: Map/Parcel 011 00 0 125.00
Tract No.4: Being a tract of land lying in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey by Southern Land and Assoc., Inc., dated July 12, 1979, as follows:

Beginning at a nail located in the centerline of Greer Road and in the extended line of an existing fence, which fence lies West of and runs generally parallel to an existing gravel drive; thence, generally with the line of said fence, North 11 degrees 18 minutes 02 seconds East, 479.24 feet to an iron pin; thence South 71 degrees 05 minutes 59 seconds East, 799.13 feet to an iron pin; thence South 71 degrees 07 minutes 40 seconds West, 775.53 feet to another nail in the centerline of Greer Road; thence with said centerline. North 71 degrees 06 minutes 00 seconds West, 122.73 feet to the point of beginning; containing 5.03 acres, more or less.

Being a part of the same property conveyed to Billy C. Gibson and wife, Dorlis M. Gibson by Warranty Deed from Willie H. Nelson (being one and the same person as Willie Nelson), of record in Book 8921, Page 128, in the Register's Office of Davidson County, Tennessee, dated April 14, 1993 and recorded on April 20, 1993.

Being a part of the same property conveyed to Billy C. Gibson and wife, Dorlis M. Gibson by Quitclaim Deed from Ann Marie Nelson, of record in Book 8921, Page 134, in the Register's Office of Davidson County, Tennessee, dated April 16, 1993 and recorded on April 20, 1993. The said Billy C. Gibson died September 30, 1994, leaving his wife, Dorlis M. Gibson, as the surviving tenant by the entirety.

Being a part of the same property conveyed to Dorlis M. Gibson, Trustee of the Dorlis M. Gibson Trust UTA dated September 05, 1995, or her successors in Trust by Quitclaim Deed from Dorlis M. Gibson, survivor of herself and her deceased husband, Billy C. Gibson, of record in Book 9833, Page 330, in the Register's Office of Davidson County, Tennessee, dated October 09, 1995 and recorded on October 20, 1995. The said Dorlis M. Gibson, having died on January 24, 2021.

Being a part of the same property conveyed to William C. Gibson as to a ½ undivided interest and Linda S. Grant as to a ½ undivided interest, by Quitclaim Deed from William C. Gibson, Trustee of the Dorlis M. Gibson Trust UTA dated September 5, 1995, of record in Instrument No. 20210723-0099469, in the Register's Office of Davidson County, Tennessee, dated July 15, 2021 and recorded on July 23, 2021.

The herein described property is not now nor ever has been the principal place of residence of the grantor or the grantors spouse herein.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years.
- Easement for Ingress and Egress, recorded in Book 5464, Page 647, Book 5568, Page 805, Book 8921, Page 128, Book 8921, Page 134, Book 9833, Page 330, and Instrument No. 20210723-0099469. (as to Both Parcels)
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3108 and 3112 Greer Rd, Goodlettsville, Tennessee 37072**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 6th DAY OF JANUARY, 2023.

William C Gibson
William C. Gibson

Linda S Grant
Linda S. Grant

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF ~~DAVIDSON~~ MACOMB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM C. GIBSON, the within named bargainor, 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.

Witness my hand and official seal, this the 6th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

CHARLES HENRY EARL
NOTARY PUBLIC - MICHIGAN
COUNTY OF OAKLAND
My Commission Expires February 18 2029
Acting in the County of Macomb

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF DAVIDSON MACOMB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA S. GRANT, the within named bargainor, 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.

Witness my hand and official seal, this the 6th of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

CHARLES HENRY EARL
NOTARY PUBLIC - MICHIGAN
COUNTY OF OAKLAND
My Commission Expires February 18 2029
Acting in the County of Macomb

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212