WARRANTY DEED

Karen Johnson Davidson County
Batch# 966096 DEEDWARR
01/31/2023 03:16:30 PM 4 pgs
Fees: $23.00 Taxes: $17,612.00
20230131-0007244

W-CF-22-1009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,760,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/25/23

(AFFIX SEAL)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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)
Hariohm Partnership	**NEW OWNER**	
(NAME)	(NAME)	
P.O. Box 3469		**082-02-0-028.00, 082-02-0-030.00, 082-02-0-031.00, 082-02-0-008.00, 082-02-0-019.00**
(ADDRESS)	(ADDRESS)	
Cookeville, TN 38502		
(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, **KATHERINE LITTLE COLSON, TRUSTEE OF THE COLSON REAL ESTATE TRUST, DATED JULY 22, 2015 AKA COLSON FAMILY TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HARIOHM PARTNERSHIP,** 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:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 21, 22 and 23 on the Map of Division of Land of Mary R. Brown of record in Plat Book 314, Page 541, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 20 on the Map of Division of Land of Mary R. Brown of record in Plat Book 314, Page 541, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 3: Land in Davidson County, Tennessee, being Lot No. 19 on the Map of Division of Land of Mary R. Brown of record in Plat Book 314, Page 541, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tracts 4 & 5: A certain lot or parcel of land in Davidson County, Tennessee being Lot Nos. 11-16 on the Plan of the Re-subdivision of the property of the Mary R. Brown heirs, described according to a survey dated March 15, 1995 by Ray G. Cole, Registered Land Surveyor, License No. 924, (Job No. 95-1387) as follows: Beginning at an iron pin in the westerly margin of Dickerson Pike (said point being South 14 deg. 13' 30" West 50.0 feet from the southeast corner of the intersection of Huff Avenue (abandoned) and Dickerson Pike); thence from said point of beginning, with the westerly margin of Dickerson Pike South 14 deg. 13' 30" West 33.63 feet to an iron pin; thence, South 15 deg. 59' 17" West 16.37 feet to an iron pin; thence leaving Dickerson Pike North 76 deg. 23' 34" West 132.07 feet to an iron pin; thence South 15 deg. 58' 19" West 25.00 feet to an iron pin; thence North 74 deg. 03' 36" West 290.00 feet to an iron pin; thence North 17 deg. 20' 50" East 125.00 feet to an iron pin; thence, South 74 deg. 04' 03" East 287.00 feet to an iron pin; thence South 15 deg. 58' 19" West 50.00 feet to an iron pin; thence, South 76 deg. 23' 34" East 131.05 feet to the point of beginning and containing 42,634 square feet, more or less.

Tract 1:
Being part of the same property conveyed to William Malcolm Colson and Katherine Little Colson, Trustees of the Colson Family Trust, by Deed from William M. Colson and wife, Katherine L. Colson, of record in Instrument No. 20150724-0073051, Register's Office for Davidson County, Tennessee.

Tract 2:
Being part of the same property conveyed to William Malcolm Colson and Katherine Little Colson, Trustees of the Colson Family Trust, by Deed from William M. Colson and wife, Katherine L. Colson, of record in

Instrument No. 20150724-0073051, Register's Office for Davidson County, Tennessee.

Tract 3:
Being part of the same property conveyed to William Malcolm Colson and Katherine Little Colson, Trustees of the Colson Family Trust, by Deed from William M. Colson and wife, Katherine L. Colson, of record in Instrument No. 20150724-0073051, Register's Office for Davidson County, Tennessee.

Tracts 4 & 5:
Being part of the same property conveyed to William Malcolm Colson and Katherine Little Colson, Trustees of the Colson Family Trust, by Deed from William M. Colson and wife, Katherine L. Colson, of record in Instrument No. 20150724-0073046, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• Taxes for the year 2023 and subsequent years.
• All matters shown on the Plan of record in Plat Book 314, Page 540 and 541, Register's Office for Davidson County, Tennessee.
•Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
•Subject to all matters set forth in a survey by R.L. Montoya Project Number 12-21-2022, 7:53:43 AM, on the Colson Family Trust Properties. (As to Property 1009 Whites Creek Pike)
•Subject to all matters set forth in a survey by R.L. Montoya Project Number 12-21-2022, 7:53:43 AM, on the Colson Family Trust Properties. (As to Property 1011 Whites Creek Pike)
•Subject to all matters set forth in a survey by R.L. Montoya Project Number 12-21-2022, 7:53:43 AM, on the Colson Family Trust Properties. (As to Property 1013 Whites Creek Pike)
•Subject to all matters set forth in a survey dated March 15, 1995, by Ray G. Cole, Registered Land Surveyor,
License No. 924, (Job No. 95-1387). (As to Property 0 Huff Ave)
•Subject to all matters set forth in Plat of record in Book 314, Pages 540-541. (As to Property 0 Huff Ave)
•Subject to all matters set forth in a survey by R.L. Montoya Project Number 12-21-2022, 7:53:43 AM, on the Colson Family Trust Properties. (As to Property 0 Huff Ave)

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1009, 1011 & 1013 Whites Creek Pike & 0 Huff Ave, Nashville, Tennessee 37207**.

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 31st DAY OF JANUARY, 2023.

The Colson Real Estate Trust, dated July 22, 2015

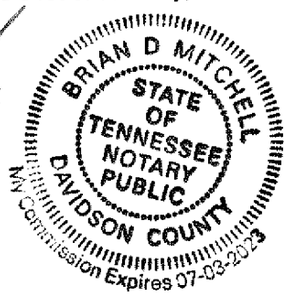
BY: Katherine Little Colson
Katherine Little Colson
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE LITTLE COLSON, TRUSTEE of THE COLSON REAL ESTATE TRUST, DATED JULY 22, 2015, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of January, 2023.

Brian D. Mitchell
Notary Public
My Commission Expires: 07/03/2023
(SEAL)



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

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 31 day of January, 2023.

K. Thomas Sidwell
Date: 1-31-23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 31 day of January, 20___.

Notary Public
My Commission Expires: 1-21-26

