Karen Johnson Davidson County
Batch# 990334 DEEDQC
04/10/2023 04:01:30 PM 14 pgs
Fees: $73.00 Taxes: $5,920.00
20230410-0026112

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $1,600,000.00 Charlie B. Mitchell, Jr., Trustee, Affiant Subscribed and sworn to before me, this 30th day of December 2022. Notary Public My Commission Expires: 7-14-25

CATHEY BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:	
Charlie B. Mitchell, Jr., Trustee 3696 Stewarts Lane Nashville, Tennessee 37218	SAME	177 00 0 030.00 177 00 0 039.00 177 00 0 032.00 177 00 0 033.00 177 00 0 035.00	177 00 0 036.00 178 00 0 069.00 178 00 0 045.00 178 00 0 003.01

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in 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 are hereby acknowledged, **Charlie B. Mitchell, Jr.**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to an irrevocable inter-vivos (living) trust, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Charlie B. Mitchell, Jr., Trustee of the Mitchell Family Trust dated December 20, 2022**, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

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

Charlie B. Mitchell, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charlie B. Mitchell, Jr., with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

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

My Commission Expires: 1-17-23

Cathy Bradford
Notary Public

CATHEY BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Legal Description

177 00 0 030.00
177 00 0 032.00
177 00 0 033.00
178 00 0 069.00
Fox Vale Lane, Nashville, Tennessee 37221

TRACT I:
A certain parcel of real property located on Highway 96 in the 35th council district of Nashville, Tennessee and being further described as follows:

Beginning at a concrete monument in the western right of way of Highway 96, said being the southeast corner of Lot 1 on the Plat of Fox Hollow Farms Lots 1, 3, 6, 10, 11, 12, 21 and 24 as of record in Book 9700, page 292, Register's Office of Davidson County, Tennessee; thence with the right of way Highway 96 as follows: South 07 degrees 04 minutes 13 seconds East a distance of 361.94 feet to a point; thence South 30 degrees 32 minutes 59 seconds East a distance of 217.31 feet to a point; thence South 07 degrees 31 minutes 00 seconds East a distance of 294.71 feet to a point; thence leaving the right of way of Highway 96 with the following calls: North 88 degrees 29 minutes 39 seconds West a distance of 761.00 feet to a point; thence South 70 degrees 45 minutes 34 seconds West a distance of 438.87 feet to a point; thence South 22 degrees 43 minutes 13 seconds West a distance of 143.06 feet to a point; thence South 71 degrees 18 minutes 46 seconds West a distance of 176.56 feet to a point; thence North 78 degrees 44 minutes 11 seconds West a distance of 33.83 feet to a point; thence South 80 degrees 29 minutes 02 seconds West a distance of 89.89 feet to a point; thence South 67 degrees 12 minutes 57 seconds West a distance of 66.10 feet to a point; thence South 75 degrees 39 minutes 57 seconds West a distance of 179.51 feet to a point; thence South 52 degrees 01 minutes 29 seconds West a distance of 41.36 feet to a point; thence South 15 degrees 56 minutes 30 seconds West a distance of 75.50 feet to a point; thence South 28 degrees 40 minutes 33 seconds West a distance of 188.18 feet to a point; thence South 26 degrees 08 minutes 54 seconds West a distance of 159.05 feet to a point, thence South 27 degrees 09 minutes 07 seconds West a distance of 71.82 feet to a point; thence South 36 degrees 26 minutes 30 seconds West a distance of 55.94 feet to a point; thence South 46 degrees 26 minutes 21 seconds West a distance of 38.21 feet to a point; thence South 66 degrees 02 minutes 10 seconds West a distance of 87.03 feet to a point; thence South 77 degrees 32 minutes 14 seconds West a distance of 67.43 feet to a point; thence North 83 degrees 00 minutes 49 seconds West a distance of 70.11 feet to a point; thence South 82 degrees 46 minutes 50 seconds West a distance of 48.00 feet to a point; thence North 72 degrees 40 minutes 12 seconds West a distance of 160.04 feet to a point; thence North 84 degrees 43 minutes 45 seconds West a distance of 158.59 feet to a point; thence South 89 degrees 37 minutes 30 seconds West a distance of 107.30 feet to a point; thence North 53 degrees 39 minutes 12 seconds West a distance of 72.53 feet to a point; thence North 80 degrees 48 minutes 22 seconds West a distance of 112.06 feet to a point; thence South 69 degrees 50 minutes 34 seconds West a distance of 122.40 feet to a point; thence South 65 degrees 28 minutes 53 seconds West a distance of 146.40 feet to a point; thence South 61 degrees 36 minutes

25 seconds West a distance of 36.88 feet to a point; thence South 47 degrees 02 minutes 03 seconds West a distance of 74.53 feet to a point; thence South 30 degrees 10 minutes 43 seconds West a distance of 86.91 feet to a point; thence South 05 degrees 25 minutes 09 seconds West a distance of 27.71 feet to a point; thence South 10 degrees 03 minutes 31 seconds West a distance of 26.65 feet to a point in the Eastern line of Lot 24 on the Plat of Fox Hollow Farms; thence with said eastern line as follows: North 02 degrees 07 minutes 31 seconds East a distance of 258.91 feet to a point thence North 02 degrees 05 minutes 25 seconds East a distance of 180.47 feet to a point; thence North 08 degrees 04 minutes 22 seconds East a distance of 146.87 feet to a point in the southern line of Phase 1 of Fox Hollow Farms, thence with said southern line North 51 degrees 49 minutes 17 seconds East a distance of 172.82 feet to a point; thence North 33 degrees 42 minutes 41 seconds West a distance of 96.16 feet to a point; thence North 56 degrees 17 minutes 19 seconds East a distance of 310.00 feet to a point; thence North 70 degrees 24 minutes 45 seconds East a distance of 307.53 feet to a point; thence North 84 degrees 43 minutes 11 seconds East a distance of 132.58 feet to a point; thence North 21 degrees 48 minutes 23 seconds East a distance of 87.42 feet to a point; thence North 86 degrees 26 minutes 46 seconds East a distance of 203.08 feet to a point; thence North 66 degrees 00 minutes 05 seconds East a distance of 150.05 feet to a point; thence North 53 degrees 45 minutes 13 seconds East a distance of 195.95 feet to a point; thence South 22 degrees 18 minutes 15 seconds East a distance of 84.60 feet to an iron rod; thence North 65 degrees 59 minutes 41 seconds East a distance of 495.58 feet to an iron rod; thence North 70 degrees 00 minutes 53 seconds East a distance of 500.82 feet to an iron rod; thence South 34 degrees 48 minutes 51 seconds West a distance of 123.66 feet to a point; thence North 54 degrees 01 minutes 45 seconds East a distance of 461.46 feet to a point; thence North 35 degrees 58 minutes 46 seconds East a distance of 125.50 feet to a point; thence North 75 degrees 37 minutes 07 seconds East a distance of 464.02 feet to the point of beginning containing 50.335 acres more or less.

LESS AND EXCEPT the following described parcels of property:
PARCEL A:

A certain parcel of real property west of Highway 96 and North of Old Harding Road in the 35th council district of Nashville, Tennessee and being further described as follows:

Beginning at an iron rod at the northeastern corner of Lot 24 on the Plat of Fox Hollow Farms as of record in Book 9700, page 292, Register's Office of Davidson County, Tennessee; thence North 51 degrees 49 minutes 17 seconds East a distance of 172.82 feet to a point thence North 33 degrees 42 minutes 41 seconds West a distance of 96.16 feet to a point; thence North 56 degrees 17 minutes 19 seconds East a distance of 310.00 feet to a point; thence North 70 degrees 24 minutes 45 seconds East a distance of 151.89 feet to a point; thence South 22 degrees 43 minutes 05 seconds West a distance of 429.50 feet to a point; thence South 05 degrees 43 minutes 01 seconds West a distance of 300.00 feet to a point in the common line with John H. Dillon as of Record in Book 7169, page 994, Register's Office of Davidson County, Tennessee and corrected in Book 9892, page 767, Register's Office of Davidson County, Tennessee; thence with the corrected boundary South 69 degrees 50 minutes 34 seconds West a distance of 122.40 feet to a point; thence South 65 degrees 28 minutes 53 seconds West a distance of 146.40 feet to a point; thence South 61 degrees 36 minutes 25 seconds West a distance of 36.88 feet to a point; thence South 47 degrees 02 minutes 03 seconds West a distance of 74.53 feet to a point; thence South 30 degrees 10 minutes 43 seconds West a distance of 86.91 feet to a point; thence South 05 degrees 25 minutes 09 seconds West a

distance of 27.71 feet to a point; thence South 10 degrees 03 minutes 31 seconds West a distance of 26.65 feet to a point in the eastern line of above reference Lot 24; thence North 02 degrees 07 minutes 31 seconds East a distance of 258.91 feet to a point; thence North 02 degrees 05 minutes 25 seconds East a distance of 180.47 feet to a point; thence North 08 degrees 04 minutes 22 seconds East a distance of 146.87 feet to the point of beginning containing 5.00 acres more or less.

LESS AND EXCEPT the following parcels of property:
PARCEL B:

A certain parcel of real property west of Highway 96 and North of Old Harding Road in the 35th council district of Nashville, Tennessee and being further described as follows:

Beginning at an iron rod at the southwest corner of Lot 6 on the plat of Lots 1, 3, 6, 10, 11, 12, 21, and 24 Fox Hollow Farms as of record in Book 9700, page 292, Register's Office of Davidson County, Tennessee; thence North 84 degrees 43 minutes 31 seconds East a distance of 104.50 feet to a point; thence South 43 degrees 08 minutes 46 seconds East a distance of 737.48 feet to a tree in the northern line of the property belonging to John H. Dillon as of record in Book 7169, page 994, and as corrected in Book 9892, page 767, Register's Office of Davidson County, Tennessee thence with Dillon's northern line South 28 degrees 40 minutes 33 seconds West a distance of 15.00 feet to a point; thence South 26 degrees 08 minutes 54 seconds West a distance of 159.05 feet to a point; thence South 27degrees 09 minutes 07 seconds West a distance of 71.82 feet to a point; thence South 36 degrees 26 minutes 30 seconds West a distance of 55.94 feet to a point; thence leaving Dillon's line North 44 degrees 37 minutes 15 seconds West a distance of 526.73 feet to a point; thence North 12 degrees 48 minutes 28 seconds West a distance of 429.07 feet to the point of beginning containing 5.01 acres more or less.

LESS AND EXCEPT the following parcels of property:
PARCEL C:

A certain parcel of real property west of Highway 96 and North of Old Harding Road in the 35th council district of Nashville, Tennessee and being further described as follows:

Beginning at an iron rod at the southwest corner of Lot 6 on the plat of Lots 1, 3, 6, 10, 11, 12, 21, and 24 Fox Hollow Farms as of record in Book 9700, page 292, Register's Office of Davidson County, Tennessee; thence with the eastern line of Lot 6 North 21 degrees 48 minutes 23 seconds East a distance of 187.42 feet to the southwest corner of Lot 5 Fox Hollow Farms; thence with the southern line of Lot 5 North 86 degrees 26 minutes 46 seconds East a distance of 203.08 feet to a point; thence North 66 degrees 00 minutes 05 seconds East a distance of 150.05 feet to a point; thence North 53 degrees 45 minutes 13 seconds East a distance of 71.63 feet to a point; thence South 33 degrees 30 minutes 16 seconds East a distance of 570.37 feet to a tree on the Northern line of the property belonging to John H. Dillon as of record in Book 7169, page 994, Register's Office of Davidson County, Tennessee, and as corrected in Book 9892, page 767, Register's Office of Davidson County, Tennessee; thence with Dillon's northern line South 52 degrees 01 minutes 29 seconds West a distance of 41.36 feet to a point; thence South 15 degrees 56 minutes 30 seconds West a distance of 72.50 feet to a point thence South 28 degrees 40 minutes 33 seconds West a distance of 173.18 feet to a point at the southeast corner of Lot 28 Fox Hollow Farms; thence with

the common line with said Lot 28 North 43 degrees 08 minutes 46 seconds West a distance of 737.48 feet to a point; thence South 84 degrees 43 minutes 31 seconds West a distance of 104.50 feet to the point of beginning containing 5.00 acres more or less.

TRACT II:
A certain parcel of real property west of Highway 96 and North of Old Harding Road in the 35th council district of Nashville, Tennessee and being further described as follows:

Beginning at an iron rod in the southeast corner of Lot 24 on the plat of Lots 1, 3, 6, 10, 11, 12, 21, and 24 Fox Hollow Farms as of record in Book 9700, page 292, Register's office of Davidson County, Tennessee; said rod in also in the common line with Mattie Joslin King as of record in Book 72, page 35, Register's Office of Williamson County, Tennessee and as amended by deeds of record in Book 9892, page 724, Register's Office of Davidson County, Tennessee and Book 9892, page 730, Register's Office of Davidson County, Tennessee; thence with King's western line South 02 degrees 03 minutes 16 seconds West a distance of 243.50 feet to a point thence leaving said western line North 81 degrees 44 minutes 38 seconds West a distance of 398.24 feet to a point; thence North 28 degrees 22 minutes 42 seconds West a distance of 437.02 feet to a point; thence North 60 degrees 18 minutes 29 seconds West a distance of 384.97 feet to a point; thence South 35 degrees 21 minutes 59 seconds East a distance of 477.07 feet to the point of beginning containing 5.426 acres more or less.

Being the same property conveyed to Charlie B. Mitchell, Jr. by deed from Southtrust Bank, of record as Instrument No. 20050207-0013834, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Fox Vale Lane, Nashville, Tennessee 37221.

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177 00 0 039.00
275 Fox Way Pt., Nashville, Tennessee 37221

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 29 of Fox Hollow Farms, Tract II, located west of State Route 96, North of Old Harding Pike, and being more particularly described as follows:

Beginning at Southwest corner of Lot 5 and being the Northwest corner of the herein described tract; thence, with the South line of Lot No. 5, North 86 deg. 26' 46" East, a distance of 203.08 feet to a point; thence, with Lot No. 5, North 66 deg. 00' 05" East, a distance of 150.05 feet to the Northwest corner of Lot No. 30; thence, with the West line of Lot No. 30, South 46 deg. 48' 47" East, 614.98 feet to the Southwest corner of Lot No. 30 and being in the North line of the property conveyed to John H. Dillon and wife, by Deed of record in Book 7169, page 994, said Register's Office; thence, with said Dillon, South 75 deg. 09' 23" West, a distance of 27.00 feet to a tree; thence, with said Dillon, South 77 deg. 03' 06" West, a distance of 48.25 feet to a tree; thence, with said Dillon, South 52 deg. 0 I' 29" West, a distance of 41.36 feet to a tree; thence, with said Dillon, South 15 deg. 56' 30" West, a distance of 75.50 feet to a tree; thence, with said Dillon, South 23 deg. 37' 14" West, a distance of 40.37 feet to a tree; thence, with said Dillon, South 31 deg. 08' 52" West, a distance of 28.34 feet to a tree; thence, with said Dillon, South 32 deg. 38' 24" West, a distance of 101.73 feet to a point; said point being the Southeast corner of Lot No. 28; thence, leaving said Dillon and with Lot No. 28, North 43 deg. 08' 45" West, a distance of737.48 feet to a point; thence, South 84 deg. 43' 08" West, a distance of 104.50 feet to a point; thence, North 21 deg. 33' 31" East, a distance of 87.60 feet to the Beginning.

Being the same property conveyed to Charlie B. Mitchell, Jr. by deed from John M. Woods, Jr., of record as Instrument No. 20140127-0007203, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 275 Fox Way Pt., Nashville, Tennessee 37221.

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177 00 0 035.00
Highway 96, Franklin, Tennessee 37064

LAND IN THE Second civil District of Davidson County, Tennessee, being Lot No. 25 of Fox Hollow Farms located West of State Route 96 and North of Old Harding Road, and being more particularly described as follows:

BEGINNIN"G at a point in the West line of King. said point being North 01° 32' 56" East, 370.95 feet from the most southerly corner of Lot No. 27; thence, with the easterly line of Lot No. 27, North 02° 10' 14" East, 275.00 feet to an iron pin; thence, North 03° 05' 22" East, 177.32 feet to a point; thence, North 08° 04' 21" East, 146.37 feet to a point; thence North 51° 49' 18" East, 173.15 feet to a point; thence, Nortb.33° 42' 42" West, 96.16 feet to a point; thence, North 56° 17' 19., Ea.st, 310.00 feet to a point; thence, North 70° 24' 45" East, 160.00 feet to a point; thence, South 24° 42' 14" West, 423.90 feet to a point; thence, South 06° 53' 31" East, 300.00 feet to a point in the North line of Dillon; thence, with said Dillon the following calls: South 69° 50' 33" West, 122.41 feet to a point, South 65° 28' 53" West, 146.41 feet. to a point, South 61° 36' 24" West, 36.88 feet to a point, South 47° 02' 04" West, 74.53 feet to a point, South 30° 10' 44" West, 86.91 feet to a point, South 05° 25' 09" West, 27.71 feet to a point, South 10° 03' 29" West, 53.39 feet to the point of BEGINNING, and more fully described on Exhibit "A" to the Supplement and Amendment No. 9 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record in Book 9981, page 497, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles B. Mitchell, Jr. by deed from John R. Sherrod, a/k/a John R. Sherrod, III, of record as Instrument No. 20220913-0102171, Register's Office for Davidson County, Tennessee.

Charlie B. Mitchell, Jr. and Charles B. Mitchell, Jr. are one and the same person.

This is unimproved property known as Highway 96, Franklin, Tennessee 37064.

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177 00 0 036.00
Highway 96, Franklin, Tennessee 37064

LAND in the Second Civil District of Davidson County, Tennessee, being Lot No. 28 of Fox Hollow Farms, Tract II, a plan not of record, located West of State Route 96, North of Old Harding Pike, and being more particularly described as follows:

BEGINNING at a tree in the North line of John Dillon, of record in Deed Book 9892, Page 728, said Register's Office, said point being the Southeast comer of Lot No. 27 (formerly designated as Lot No. 24) of said Fox Hollow Farms, Tract 11; thence, leaving Dillon with the East line of Lot No. 27, North 480 38' 08" West, 474.34 feet to a point; thence, North 120 48' 28" West, 492.07 feet to a point at the Southwest corner of Lot No. 5 of Fox Hollow Farms; thence, with the southerly line of Lot No. 5, North 840 43' 08" East, 104.50 feet to a point; thence, leaving Lot No. 5, South 430 08' 45" East, 737.48 feet to a point in the North line of Dillon; thence, with Dillon, South 280 40' 33" West, 15.00 feet to a 24 inch tree; thence, South 260 08' 54" West, 159.05 feet to a point; thence, South 270 09' 07" West, 71.82 feet to a 14" tree; thence, South 360 26' 32" West, 55.94 feet to the point of BEGINNING.

This is unimproved property known as Highway 96, Franklin, Tennessee 37064.

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178 00 0 045.00
9689 Highway 96, Franklin, Tennessee 37221

BEING a certain parcel or tract of land lying in the old 9th Civil District, now the 35th Civil District of Davidson County, Tennessee, said property being bounded on the south by Groves (Charles, Candacy), DB-20010507 0046733, on the west and north by Groves (Johnny & Kimberly), DB 00008366 0000728, in the Register's Office for Davidson County, Tennessee (R.O.D.C.), and on the east by the west right of way of Highway 96; said parcel is more particularly described as follows:

BEGINNING at an 1/2" iron rod (old) in the west right of way of Highway 96, being the northeast corner of said herein-described tract;

THENCE, with said west right of way, South 03°09'30" East, passing through a found ½" iron rod at a distance of 200.10', said iron rod being Woodbury's old southeast corner, for a total distance of 223.37' to an iron rod (old) with cap #1797, said iron rod being the northeast corner of Groves (Charles & Candacy), and being the new southeast corner of said herein-described tract;

THENCE, leaving the right of way of Highway 96 with the north line of Groves (Charles & Candacy), North 87°55'33" West, for a distance of 662.05' to an iron rod (set), being a new east corner of Groves (Johnny & Kimberly), and the new southwest corner of said herein-described tract;

THENCE, with new line North 24°54'13" East, for a distance of 290.66' to an iron rod (set), said iron rod being a new northeast corner of Groves (Johnny & Kimberly), and the new northwest corner of said herein-described tract;

THENCE, with new line South 83°00'17" East, passing through a 'A" iron rod (old) at a distance of 242.38', said iron rod being an old common corner of Groves (Johnny & Kimberly) and Woodbury, for a total distance of 530.87'to the POINT OF BEGINNING and CONTAINING 3.38 Acres (147,015.71 square feet), more or less, according to a survey by Wilson & Associates on May 11, 2019.

Being the same property conveyed to Charlie B. Mitchell, Jr. by deed from James Thomas Woodbury a/k/a James T. Woodbury, and Valerie Mohler Woodbury, a/k/a Valerie M. Woodbury, Co-Trustees of the Woodbury Family Revocable Trust dated August 14, 2019, of record as Instrument No. 20210519-0067819, Register's Office for Davidson County, Tennessee.

The conveyance is subject to the following conveyances:

1. Current State and County taxes, which have been assumed by Grantee.
2. Access Easement of record as Instrument No. 20170324-0029094, said Register's Office.
3. Memorandum of Lease of record as Instrument No. 20011024-0116062, as amended by Instrument Nos. 20020507-0055621, 20020812-0097456, 20110628-0049439, as assigned as Instrument No. 20180410-0033889, said Register's Office.

This is improved property known as 9689 Highway 96, Franklin, Tennessee 37221.

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178 00 0 003.01
9695 Highway 96, Franklin, Tennessee 37221

BEING A CERTAIN PARCEL OR TRACT OF LAND LYING IN THE OLD 9TH CIVIL DISTRICT, NOW THE 35TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY BEING BOUNDED ON THE SOUTH BY MCGAVOCK, DB-00009067 0000290, WELLS, PL-20041005 0119534 AND GROVES (CHARLES, CANDACY), DB-20010507 0046733, ON THE WEST AND NORTH BY MITCHELL, DB-00008366 0000728, ON THE EAST BY WOODBURY, DB-20170324 0029095, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.), AND THE WEST RIGHT OF WAY OF HIGHWAY 96; SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ½" IRON ROD (OLD) IN THE WEST RIGHT OF WAY OF HIGHWAY 96 BEING THE NORTHEAST CORNER OF WOODBURY, DB-20170324 0029095, AND THE EAST-SOUTHEAST CORNER OF SAID HEREINDESCRIBED TRACT;

THENCE, LEAVING HIGHWAY 96 WITH THE NORTH LINE OF WOODBURY, NORTH 83° 00' 17" WEST, PASSING THROUGH AN OLD FOUND PIPE W AT A DISTANCE OF 288.49 FOR A TOTAL DISTANCE OF 530.87' TO AN IRON ROD (SET) IN THE OLD WEST LINE (NOW ABANDONED) OF WOODBURY, BEING THE NEW NORTHWEST CORNER OF WOODBURY, AND A NORTHEAST CORNER OF SAID HEREIN-DESCRIBED TRACT;

THENCE, WITH THE NEW LINE SOUTH 24°54' 13" WEST, FOR A DISTANCE OF 290.66' TO AN IRON ROD (SET), SAID IRON ROD BEING A NORTHWEST CORNER OF GROVES (CHARLES & CANDACY), AND NEW SOUTHWEST CORNER OF WOODBURY, AND AN EAST CORNER OF SAID HEREINDESCRIBED TRACT;

THENCE, WITH GROVES (CHARLES & CANDACY) NORTH LINE NORTH 87° 55' 33" WEST, FOR A DISTANCE OF 196.36' TO AN IRON ROD (OLD) WITH CAP, BEING THE NORTHWEST CORNER OF GROVES (CHARLES & CANDACY), AND AN EAST CORNER OF SAID HEREIN-DESCRIBED TRACT; THENCE, WITH GROVES (CHARLES & CANDACY) WEST LINE SOUTH 04° 25' 44" WEST, FOR A DISTANCE OF 406.79' TO AN FOUND IRON ROD' (OLD) WITH CAP, SAID IRON ROD BEING THE SOUTHWEST CORNER OF GROVES (CHARLES & CANDACY), A NORTH CORNER OF WELLS, AND THE SOUTHEAST CORNER OF SAID HEREIN-DESCRIBED TRACT;

THENCE, LEAVING THE GROVES (CHARLES & CANDACY) LINE AND WITH WELLS NORTH LINE, SOUTH 57° 29' 57" WEST, FOR A DISTANCE OF 91.73' TO A FOUND IRON ROD (OLD) WITH CAP. THENCE, CONTINUING WITH WELLS NORTH LI~E AND WITH MCGAVOCK'S NORTH LINE, SOUTH 69° 22' 32" WEST, FOR A DISTANCE OF 529.21' TO AN IRON ROD (SET), SAID IRON ROD BEING THE SOUTHWEST CORNER OF MCGAVOCK AND BEING THE SOUTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT;

THENCE, LEAVING MCGAVOCK'S LINE AND WITH MITCHELL'S EAST LINE NORTH 06° 31' 42" EAST, FORA DISTANCE OF 1407.23' TO A PLANTED STONE FOUND, SAID

STONE BEING A COMMON CORNER WITH MITCHELL AND THE NORTHWEST CORNER OF SAID HEREIN-DESCRIBED TRACT; THENCE CONTINUING WITH MITCHELL'S LINE SOUTH 62° 16' 00" EAST, FOR A DISTANCE OF 732.48' TO AN IRON ROD (OLD); THENCE SOUTH 86° 23' 56" EAST, FOR A DISTANCE OF 87.38' TO A 36" OAK TREE; THENCE SOUTH 84° 41' 05" EAST, FOR A DISTANCE OF 299.84' TO AN IRON ROD (OLD) CAP #1698; THENCE SOUTH 83° 03' 16" EAST, FOR A DISTANCE OF 248.63' TO AN '/2" IRON ROD (OLD) IN THE WEST RIGHT OF WAY OF HIGHWAY 96, SAID IRON ROD BEING THE NORTH EAST CORNER OF SAID HEREIN-DESCRIBED TRACT.

THENCE, WITH SAID WEST RIGHT OF WAY SOUTH 03° 06' 27" EAST, FOR A DISTANCE OF 161.00 TO THE POINT OF BEGINNING AND CONTAINING 18.72 ACRES (815,396.45 SQUARE FEET), MORE OR LESS, ACCORDING TO A SURVEY BY WILSON & ASSOCIATES ON MAY 11, 2019.

Being the same property conveyed to Charlie B. Mitchell, Jr. by deed from Johnny Wayne Groves and Kimberly Ann Groves, of record as Instrument No. 20210409-0047442, Register's Office for Davidson County, Tennessee.

The conveyance is subject to the following conveyances:

1. Current State and County taxes, which have been assumed by Grantee.
2. Subject to "roll-back truces" for the statutory period if the land is converted to a use other than those stipulated in the provisions of Tennessee Code Annotated sections 67-5-1001 et. seq.
3. Electrical Permit of record in Book 9591, page 601, said Register's Office.
4. Instrument to Establish Boundary of record in Book 9892, page 767, said Register's Office.
5. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Charles Wayne Groves et ux Barbara S., to Sprint Spectrum, L.P., a Delaware limited partnership d/b/a Sprint Telecommunications Venture, of record in Book 10327, page 278, as re-recorded in Book 10344, page 89, and further extended in Instrument No. 20130605-0057085, said Register's Office.
6. Easement(s) as set out in the Warranty Deed of record in Instrument No. 20010507-0046733, said Register's Office.
7. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Charles Wayne Groves and Barbara Groves to BellSouth Mobility LLC, a Georgia limited liability company, d/b/a Cingular Wireless, of record in Instrument No. 20011024-0116062, as amended by Instrument No. 20020507-0055621, Instrument No. 20020812-0097456, Instrument No. 20110628-0049439, as further assigned in Instrument No. 20180410-0033889, said Register's Office.
8. Access, Use and Utility Easement Agreement of record in Instrument No. 20011024-0116063, as amended by Instrument No. 20020812-0097457, said Register's Office.
9. Grant of Easement of record in Instrument No. 20071024-0125770, said Register's Office.
10. Grant of Access and Utility Easement of record in Instrument No. 20071206-0141211, said Register's Office.
11. Access Easement of record in Instrument No. 20170324-0029094, said Register's Office.
12. Grant of Easement of record in Instrument No. 20180410-0033888, said Register's Office.

13. Application for Greenbelt Assessment of record in Instrument No. 20200127-0009725, said Register's Office.

This is improved property known as 9695 Highway 96, Franklin, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

December 30, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of December, 2022.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

