WARRANTY DEED

Karen Johnson Davidson County
Batch# 995208 DEEDWARR
04/24/2023 07:59:30 AM 6 pgs
Fees: $33.00 Taxes: $1,554.00
20230424-0029741

File #23-DM-0701-D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Titan Motoring, LLC	**New Owner**	
(NAME)	(NAME)	**146-11-0-134-00, 146-15-0-001.01, 146-15-0-001.02, 146-15-0-001.03**
4302 Kenilwood Dr. (ADDRESS)	(ADDRESS)	
Nashville, TN 37204 (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, **BATTLE OF NASHVILLE TRUST, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has bargained and sold, and by these presents does transfer and convey unto **TITAN MOTORING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being real property located at 701 Hogan Road, Nashville, Davidson County, Tennessee, being Parcel 134.00, as shown on Davidson County Property Map 146-11 and Parcels 1.01, 1.02, and 1.03 on Property Map 146-15. The Dorris Estate property consists of 3.59 acres and is bound on the North by Hogan Road, on the East by the CSX Transportation railroad tracks, on the South and West by Interstate 65, and is more particularly described according to the Boundary Survey of the Dorris Estate by James D. Wamble, TN RLS No. 1136, dated December 1, 2021 as follows:

BEGINNING at an old iron rod. found approximately one (1) foot deep, refurbished with 3/4 " iron pipe with 4" aluminum disk in the south right-of-way line of Hogan Road (having a 60' right-of-way) and in the East right-of-way and control-of-access line of Interstate 65, said point being the northwest corner of the herein described Dorris Estate property; THENCE, running along said south right-of-way line of Hogan Road, South 80 degrees 33 minutes 04 seconds East, 62.28 feet to a new mag nail with a washer set in the wingwall of railroad underpass bridge in the west right-of-way line of the CSX Transportation railroad, said point being the northeast corner of the herein described Dorris Estate property; THENCE, leaving said Hogan Road right-of-way and running along the West right-of-way line of said railroad, South 10 degrees 09 minutes 29 second West, 1,219.91 feet to a 1/2 " iron rod with 4" aluminum disk (new); THENCE, continuing along said railroad right-of-way along a horizontal curve, curving to the right and having a radius of 3,809.29 feet, a curve length of 956.91 feet, a delta angle of 14 degrees 23 minutes 34 seconds, and a cord bearing and distance of South 16 degrees 38 minutes 07 seconds West, 954.39 feet to a 1/2 " iron rod with a 4" aluminum disk (new); THENCE, continuing along said railroad right-of-way South 23 degrees 47 minutes 48 seconds West, 56.63 feet to a 1/2 " iron rod with a 4" aluminum disk (new), said point being the southeast corner of the herein described Dorris Estate property, said point also being located on the eastern right-of-way line of Interstate 65; THENCE, leaving said railroad right-of-way and running along said Interstate 65 East right-of- way and control-of-access line, North 66 degrees 12 minutes 12 seconds West, 16.32 feet to an concrete highway monument (old) with top broken off but not disturbed in the chain link fence monumenting the control-of-access right-of-way line; THENCE, continuing along said Interstate 65 eastern right-of-way line and control-of-access line along a horizontal curve, curving to the left and having a radius of 2,543.15 feet, a curve length of 360.74 feet, a delta angle of 8 degrees 07 minutes 38 seconds, and a cord bearing and distance of North 15 degrees 35 minutes 40 seconds East, 360.44 feet to a 1/2 " iron rod with 4" aluminum disk (new); THENCE, continuing along said Interstate 65 eastern right-of-way line and control-of-access line, North 11 degrees 47 minutes 10 seconds East, 147.58 feet to a 1/2 " iron rod with a 4" aluminum disk (new); THENCE, continuing along said Interstate 65 eastern right-of-way line and control-of-access line,

North 11 degrees 22 minutes 17 seconds East, 1,712.67 feet to the Point of Beginning. Containing approximately 156,267 square feet or 3.59 acres, more or less.
INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, are the following described tracts located in Davidson County, Tennessee:

PARCEL 1 (FLAGPOLE TRACT):

Being real property located at 701 Hogan Road, Nashville, Davidson County, Tennessee, and being a portion of the Dorris 3.59 acre estate property, more particularly described according to the Boundary Survey of the Dorris Estate by James D. Wamble, TN RLS No. 1136, dated December 1, 2021 as follows:

BEGINNING at an old iron rod found approximately one foot deep refurbished with 3/4 " iron pipe with 4" aluminum disk in the south right-of-way line of Hogan Road (having a 65' right-of- way) and in the East right-of-way and control-of-access line of Interstate 65, said point being the northwest corner of the Dorris 3.59 acre estate property; THENCE, running along said East right-of-way and control-of-access line of Interstate 65, South 11 degrees 22 minutes 17 seconds West, 1,542.73 feet to a point; THENCE, leaving said East right-of-way and control-of-access line of Interstate 65 and running South 78 degrees 37 minutes 43 seconds East, 28.00 feet to an Iron Rod (New) being the point of commencement for the herein described Flagpole Tract; THENCE, following a new line that creates a new boundary for a tract situated around the flagpoles as follows: THENCE, running North 38 degrees 22 minutes 12 seconds East, 10.00 feet to an Iron Rod (New); THENCE, running South 51 degrees 37 minutes 48 seconds East, 43.58 feet to an Iron Rod (New); THENCE, running South 18 degrees 10 minutes 19 seconds West, 99.87 feet to an Iron Rod (New); THENCE, running South 45 degrees 24 minutes 16 seconds West, 34.20 feet to an Iron Rod (New); THENCE, running North 44 degrees 35 minutes 44 seconds West, 10.00 feet to an Iron Rod (New); THENCE, running North 45 degrees 24 minutes 16 seconds East, 31.78 feet to an Iron Rod (New); THENCE, running North 18 degrees 10 minutes 19 seconds East, 90.47 feet to an Iron Rod (New); THENCE, running North 51 degrees 37 minutes 48 seconds West, 36.60 feet to the point of commencement. Containing approximately 1,682.5 square feet or 0.038 acres, more or less.

PARCEL 2 (HISTORIC ICEHOUSE FOUNDATION TRACT):

Being real property located at 701 Hogan Road, Nashville, Davidson County, Tennessee, and being a portion of the Dorris 3.59 acre estate property, more particularly described according to the Boundary Survey of the Dorris Estate by James D. Wamble, TN RLS No. 1136, dated December 1, 2021 as follows:

BEGINNING at an old iron rod found approximately one foot deep refurbished with 3/4 " iron pipe with 4" aluminum disk in the south right-of-way line of Hogan Road (having a 65' right-of- way) and in the East right-of-way and control-of-access line of Interstate 65, said point being the northwest corner of the Dorris 3.59 acre estate property; THENCE, running along said East right-of-way and control-of-access line of Interstate 65, South 11 degrees 22 minutes 17 seconds West, 1,281.99 feet to a point; THENCE, leaving said East right-of-way and control-of-access line of Interstate 65, North 78 degrees 37 minutes 43 seconds West, 3.06 feet to an Iron Rod (New), said iron rod being the point of commencement for the herein described Historic Icehouse Foundation Tract: THENCE, following a new line that creates a new boundary for a tract situated around the historic old icehouse foundation as follows: THENCE, running South 85 degrees 57 minutes 26 seconds East, 63.52 feet to an Iron Rod (New); THENCE, running South 03 degrees 38 minutes 19 seconds West, 39.57 feet to an Iron Rod (New); THENCE, running North 85 degrees 20 minutes 05 seconds West, 64.04 feet to an Iron Rod (New); THENCE, running North 04 degrees 22 minutes 55 seconds East, 38.87 feet to the point of commencement. Containing approximately 2,501.4 square feet or 0.057 acres, more or less.

PARCEL 3 (HISTORIC SPRING TRACT):

Being real property located at 701 Hogan Road, Nashville, Davidson County, Tennessee, and being: a portion of the Dorris 3.59 acre estate property, more particularly described according to the Boundary Survey of the Dorris Estate by James D. Wamble, TN- RLS No. 1136, dated December 1, 2021 as follows:

BEGINNING at an old iron rod found approximately one foot deep refurbished with 3/4 " iron pipe with 4" aluminum disk in the south right-of-way line of Hogan Road (having a 65' right-of-way) and in the east right-of-way and control-of-access line of Interstate 65, said point being the northwest corner of the Dorris 3.59 acre estate property; THENCE, running along said East right-of-way and control-of-access line of Interstate 65, South 11 degrees 22 minutes 17 seconds West, 1,188.74 feet to an Iron Rod (New), said iron rod being the point of commencement for the herein described Historic Spring Tract; THENCE, following a new line that creates a new boundary for a tract situated around the historic springhouse as follows: THENCE, leaving said East right-of-way line and control-of-access of Interstate 65 and running south 80 degrees 47 minutes 24 seconds East, 30.99 feet to an Iron Rod (New); THENCE, running South 09 degrees 12 minutes 36 seconds West, 75.38 feet to an Iron Rod (New); THENCE, running north 80 degrees 47 minutes 24 seconds West, 33.83 feet to an Iron Rod (New) on the East right-of-way and control-of-access line of Interstate 65; THENCE, running along said East right-of-way and control-of-access line of Interstate 65, North 11 degrees 22 minutes 17 seconds East, 75.44 feet to the point of commencement, Containing approximately 2,443.1 square feet or 0.056 acres, more or less.

Being a portion of the same property conveyed to Charles William Dorris by Warranty deed from Nancy Warden Edwards, a widow, of record in Book 3844, Page 551, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Hillman American Group, Inc. by Quitclaim deed from Charles William Dorris of record in Book 9777, Page 788, Register's Office for Davidson County, Tennessee, and Deed of Correction of record in Book 10710, Page 524, said Register's Office.

Being a portion of the same property conveyed to Charles William Dorris by Quitclaim deed from Hillman American Group, Inc. of record as Instrument Number 19991230-0308781, Register's Office for Davidson County, Tennessee..

Being a portion of the same property conveyed to Battle of Nashville Trust, Inc., by Personal Representative' s deed from Trenton Dean Watrous, as Personal Representative of the Estate of Charles William Dorris, deceased of record as Instrument Number 20220429-0050223, Register's Office for Davidson County, Tennessee.

See also survey attached hereto as Exhibit "A" for illustrative purposes only. To the extent of any discrepancy, the legal description herein shall control.

This conveyance is subject to:

Taxes for the year 2023, assumed by the Grantee herein.
All matters shown on the Plan of record in Plat Book 2331, Page 24, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 2396, Page 329, in the Register's Office for Davidson County, Tennessee.
The rights, privileges and obligations granted to the Sons of Confederate Veterans set out of record as Instrument Number 20220429-0050223, in the Register's Office for Davidson County, Tennessee.
Memorandum of Lease of record in Book 10788, Page 215, Agreement and Memorandum of First Amendment to Option and Lease Agreement of record as Instrument Number 2015091-0092208, Assignment of Lease in Instrument Number 20221216-0130203, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record as Instrument Number 20221216-0130202, in the Register's Office for Davidson County, Tennessee.
Easements or rights associated with any railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.
Any and all other existing reservations, easements, restrictions, and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

This is ____ **unimproved** __X__ **improved** property known as: **701, 701B, 701C, and 701D Hogan Road, Nashville, TN 37220**.

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 21st day of April, 2023.

Battle of Nashville Trust, Inc., a Tennessee Corporation

By: _____
William N. Ozier, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John W. Bishop of the state and county mentioned, personally appeared William N. Ozier, President of Battle of Nashville Trust, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Battle of Nashville Trust, Inc., the within named bargainor, a Corporation, and that such William N. Ozier as such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as its President.

Witness my hand and seal this 21st day of April, 2023.

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Signature
My commission expires: 8-20-2023

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

EXHIBIT A

LEGAL DESCRIPTION
DORRIS ESTATE PROPERTY

Being real property located at 701 Hogan Road, Nashville, Davidson County, Tennessee, being Parcel 134.00, as shown on Davidson County Property Map 146-11 and Parcels 1.01, 1.02, and 1.03 on Property Map 146-15. The Dorris Estate property consists of 3.59 acres and is bound on the North by Hogan Road, on the East by the CSX Transportation railroad tracks, on the South and West by Interstate 65, and is more particularly described as follows:

BEGINNING at an old iron rod found approximately one (1) foot deep, re-bar/sized with 1/2" iron pipe with 4" aluminum disk in the south right-of-way line of Hogan Road (having a 60' right-of-way) and in the East right-of-way and control-of-access line of Interstate 65, said point being the northwest corner of the herein described Dorris Estate property;

THENCE, running along said south right-of-way line of Hogan Road, South 80 degrees 33 minutes 04 seconds East, 62.28 feet to a new mag nail with a washer set in the wing wall of railroad underpass bridge in the west right-of-way line of the CSX Transportation railroad, said point being the northeast corner of the herein described Dorris Estate property;

THENCE, leaving said Hogan Road right-of-way and running along the West right-of-way line of said railroad, South 10 degrees 09 minutes 29 second West, 1,219.91 feet to a ½" iron rod with 4" aluminum disk (new);

THENCE, continuing along said railroad right-of-way along a horizontal curve, curving to the right and having a radius of 3,969.29 feet, a curve length of 956.91 feet, a delta angle of 14 degrees 23 minutes 38 seconds, and a cord bearing and distance of South 16 degrees 38 minutes 07 seconds West, 954.39 feet to a ½" iron rod with a 4" aluminum disk (new);

THENCE, continuing along said railroad right-of-way South 23 degrees 47 minutes 48 seconds West, 56.63 feet to a ½" iron rod with a 4" aluminum disk (new), said point being the northeast corner of the herein described Dorris Estate property, said point also being located on the eastern right-of-way line of Interstate 65;

THENCE, leaving said railroad right-of-way and running along said Interstate 65 East right-of-way and control-of-access line, North 66 degrees 12 minutes 12 seconds West, 16.32 feet to an concrete highway monument (old) with top broken off but not disturbed in the chain link fence encountering the control-of-access right-of-way line;

THENCE, continuing along said Interstate 65 eastern right-of-way line and control-of-access line along a horizontal curve, curving to the left and having a radius of 2,542.15 feet, a curve length of 360.74 feet, a delta angle of 8 degrees 07 minutes 38 seconds, and a cord bearing and distance of North 15 degrees 35 minutes 49 seconds East, 360.44 feet to a ½" iron rod with 4" aluminum disk (new);

THENCE, continuing along said Interstate 65 eastern right-of-way line and control-of-access line, North 11 degrees 47 minutes 10 seconds East, 147.58 feet to a ½" iron rod with a 4" aluminum disk (new);

THENCE, continuing along said Interstate 65 eastern right-of-way line and control-of-access line, North 11 degrees 22 minutes 17 seconds East, 1,712.67 feet to the Point of Beginning.

Containing 156,267 square feet or 3.59 acres.

Right-of-way information for Interstate 65 taken from Tennessee Department of Transportation highway plans for Project No. I-65-2(21)73, dated 4-01-1964.

Right-of-way information regarding the CSX Transportation railroad was taken from right-of-way plans and Tract Map Sheet 19-026, dated 6/30/1917.

The above described property is subject to the lease agreement to BellSouth Mobility, Incorporated, dated 9/17/1995, of record in Deed Book 10788, Page 215, Register's Office for Davidson County, Tennessee, for phone equipment.

The above described property is subject to lease agreement to Nextel South Corporation dba Nextel Communications, dated 2/18/1998, of record in Deed Book 10551, Page 158, Register's Office for Davidson County, Tennessee, for communications equipment.

The above described property has three tract exclusions: 1) Flagpole Tract, 2) Historic Ice House Foundation Tract, and 3) Historic Spring Tract. Metes and bounds descriptions for these three exclusions are shown on Sheet 2 of this survey.

LEGEND

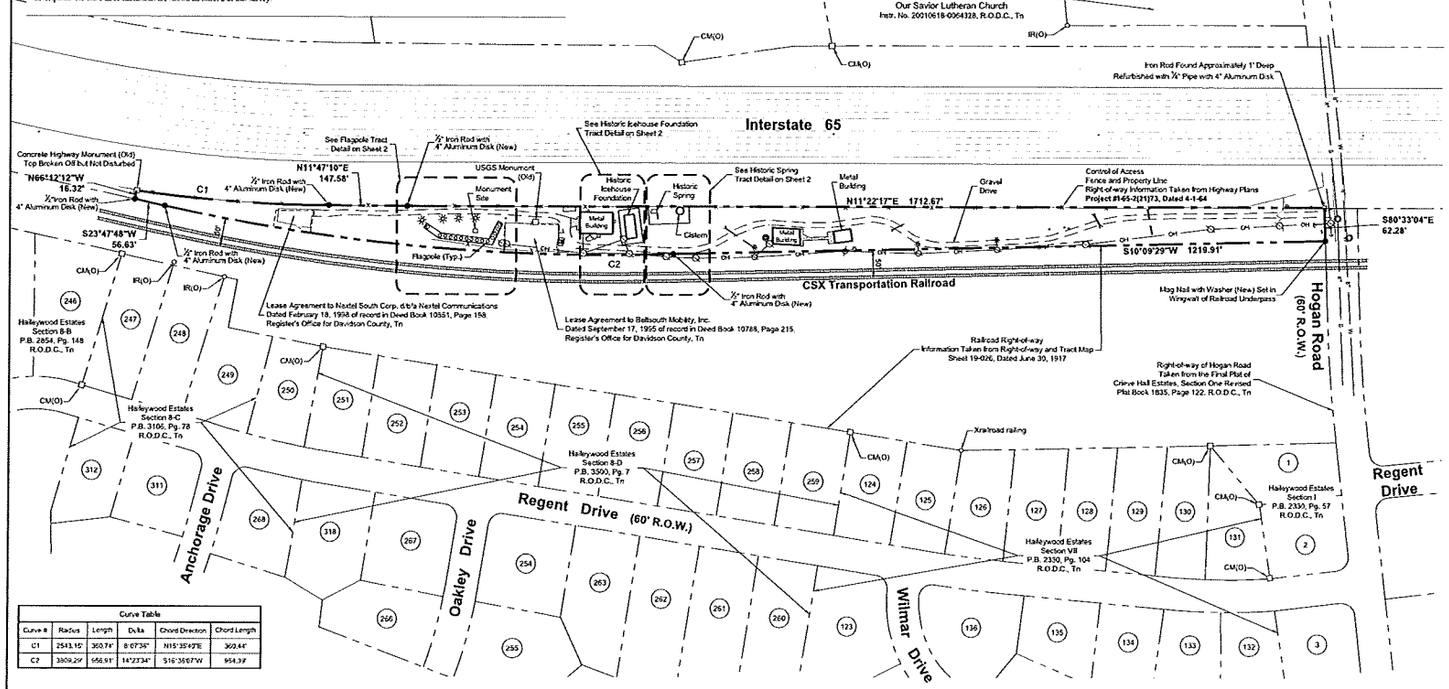
- Utility Pole
- Utility Pole w/ guy
- OH — Overhead Utility Line
- S — Sanitary Sewer
- W — Water Line
- WM — Water Meter
- IR(O) — Iron Rod (Old)
- CM(O) — Concrete Monument (Old)
- IR(N) — Iron Rod (New)
- X — Fence

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THERE ARE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO BE MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 811.

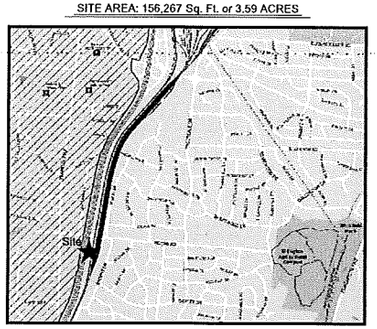
TN SPC (NAD 83)

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	2543.15'	360.74'	8°07'38"	N15°35'49"E	360.44'
C2	3969.29'	956.91'	14°23'34"	S16°35'07"W	954.39'

SITE AREA: 156,267 Sq. Ft. or 3.59 ACRES



MAP REFERENCE

Being Parcel 134.00 as shown on Davidson County Property Map 146-11 and Parcels 1.01, 1.02, and 1.03 on Property Map 146-15.

DEED REFERENCE

Parcel 134.00 - Charles William Dorris of record in Instrument No. 19991230-0130781, Register's Office for Davidson County, Tennessee.

Parcel 1.01 - Charles William Dorris of record in Instrument No. 20091231-0118901, Register's Office for Davidson County, Tennessee.

Parcel 1.02 - Charles William Dorris of record in Instrument No. 20091231-0118902, Register's Office for Davidson County, Tennessee.

Parcel 1.03 - Charles William Dorris of record in Instrument No. 20091231-0118903, Register's Office for Davidson County, Tennessee.

SURVEYOR'S NOTES

1. Property is located at 701 Hogan Road, Nashville, Tennessee 37220 and is Zoned R40.
2. The entire property is located in an area designated as Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA FIRM Community Map Panel No. 47037C0351H, effective date April 5, 2017.
3. Utilities shown hereon were taken from visible structures in the field. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
4. Bearings shown hereon based on plat of record.
5. This is a Terrestrial Positioning System (TPS) Survey Using the Following Equipment and Criteria:
   - Leica TCRP1205 Robotic Total Station
   - Horizontal Datum Based on North American Datum (NAD) 83(07) with All Dimensions Shown Hereon Being Ground Values
6. A title report was not furnished to this surveyor, therefore, this survey is subject to the findings of a current title search.

SURVEYOR'S CERTIFICATE

I Certify That This Plat and the Survey on Which it is Based Were Made on the Ground Under My Direct Supervision in Accordance with the February 15, 2015 Minimum Standards of Practice For Land Surveyors Pursuant to Tennessee Code Annotated Section 62-18-105(d) and 62-18-106.(c) Chapter 0820-03-.05 Established by the Tennessee Board of Examiners of Land Surveyors. The Field Work was Completed on November 9, 2021.

I Further Certify That There Are No Encroachments or Projections Other Than Those Shown.

I Further Certify That This Survey is True and Correct to the Best of My Knowledge and Belief.

By: _____

T.L.S. No: 1135 Date: December 1, 2021

JAMES D. WAMBLE 1135 12-01-21 TENNESSEE REG. NO.

BOUNDARY SURVEY

DORRIS ESTATE

701 HOGAN ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

FOR

Bradley, Arant, Boult, Cummings, LLP

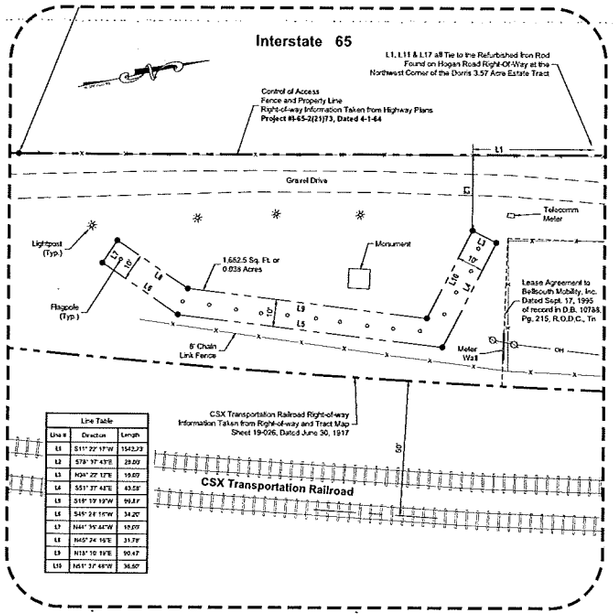
SURVEYOR

WAMBLE & Associates

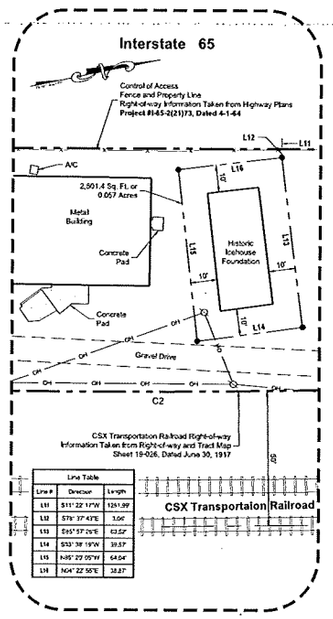
Rev. December 1, 2021
Date. November 19, 2021

Sheet 1 of 2
WSA File No. 791-0121

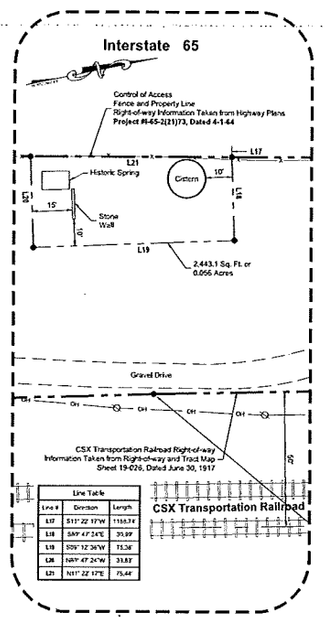
20230424000297410



Flagpole Tract Detail
Scale: 1"=20'



Historic Icehouse Foundation Tract Detail
Scale: 1"=20'



Historic Spring Tract Detail
Scale: 1"=20'

LEGAL DESCRIPTION
DORRIS ESTATE PROPERTY
FLAGPOLE TRACT

Being real property located at 701 Hogan Road, Nashville, Davidson County, Tennessee, and being a portion of the Dorris 3.59 acre estate property, more particularly described as follows:

BEGINNING at an old iron rod found approximately one foot deep refurbished with ½" iron pipe with 4" aluminum disk in the south right-of-way line of Hogan Road (having a 65' right-of-way) and in the East right-of-way and control-of-access line of Interstate 65, said point being the northwest corner of the Dorris 3.59 acre estate property;

THENCE, running along said East right-of-way and control-of-access line of Interstate 65, South 11 degrees 22 minutes 17 seconds West, 1,542.73 feet to a point;

THENCE, leaving said East right-of-way and control-of-access line of Interstate 65 and running South 78 degrees 37 minutes 43 seconds East, 28.00 feet to an Iron Rod (New) being the point of commencement for the herein described Flagpole Tract;

THENCE, following a new line that creates a new boundary for a tract situated around the flagpoles as follows:

THENCE, running North 38 degrees 22 minutes 12 seconds East, 10.00 feet to an Iron Rod (New);

THENCE, running South 51 degrees 37 minutes 48 seconds East, 43.58 feet to an Iron Rod (New);

THENCE, running South 18 degrees 10 minutes 19 seconds West, 99.87 feet to an Iron Rod (New);

THENCE, running South 45 degrees 24 minutes 16 seconds West, 34.20 feet to an Iron Rod (New);

THENCE, running North 44 degrees 35 minutes 44 seconds West, 10.00 feet to an Iron Rod (New);

THENCE, running North 45 degrees 24 minutes 16 seconds East, 31.79 feet to an Iron Rod (New);

THENCE, running North 18 degrees 10 minutes 19 seconds East, 90.47 feet to an Iron Rod (New);

THENCE, running North 51 degrees 37 minutes 48 seconds West, 36.60 feet to the point of commencement.

Containing 1,682.5 square feet or 0.039 acres

LEGAL DESCRIPTION
DORRIS ESTATE PROPERTY
HISTORIC ICEHOUSE FOUNDATION TRACT

Being real property located at 701 Hogan Road, Nashville, Davidson County, Tennessee, and being a portion of the Dorris 3.59 acre estate property, and more particularly described as follows:

BEGINNING at an old iron rod found approximately one foot deep refurbished with ½" iron pipe with 4" aluminum disk in the south right-of-way line of Hogan Road (having a 65' right-of-way) and in the east right-of-way and control-of-access line of Interstate 65, said point being the northwest corner of the Dorris 3.59 acre estate property;

THENCE, running along said East right-of-way and control-of-access line of Interstate 65, South 11 degrees 22 minutes 17 seconds West, 1,241.99 feet to a point;

THENCE, leaving said East right-of-way and control-of-access line of Interstate 65, North 78 degrees 37 minutes 43 seconds West, 3.06 feet to an Iron Rod (New), said iron rod being the point of commencement for the herein described Historic Icehouse Foundation Tract;

THENCE, following a new line that creates a new boundary for a tract situated around the historic old icehouse foundation as follows:

THENCE, running South 65 degrees 57 minutes 26 seconds East, 63.52 feet to an Iron Rod (New);

THENCE, running South 03 degrees 38 minutes 19 seconds West, 39.57 feet to an Iron Rod (New);

THENCE, running North 85 degrees 20 minutes 05 seconds West, 64.04 feet to an Iron Rod (New);

THENCE, running North 04 degrees 22 minutes 55 seconds East, 38.87 feet to the point of commencement.

Containing 2,501.4 square feet or 0.057 acres.

LEGAL DESCRIPTION
DORRIS ESTATE PROPERTY
HISTORIC SPRING TRACT

Being real property located at 701 Hogan Road, Nashville, Davidson County, Tennessee, and being a portion of the Dorris 3.59 acre estate property, and more particularly described as follows:

BEGINNING at an old iron rod found approximately one foot deep refurbished with ½" iron pipe with 4" aluminum disk in the south right-of-way line of Hogan Road (having a 65' right-of-way) and in the east right-of-way and control-of-access line of Interstate 65, said point being the northwest corner of the Dorris 3.59 acre estate property;

THENCE, running along said East right-of-way and control-of-access line of Interstate 65, South 11 degrees 22 minutes 17 seconds West, 1,184.74 feet to an Iron Rod (New), said iron rod being the point of commencement for the herein described Historic Spring Tract;

THENCE, following a new line that creates a new boundary for a tract situated around the historic springhouse as follows:

THENCE, leaving said East right-of-way line and control-of-access of Interstate 65 and running south 89 degrees 47 minutes 24 seconds East, 30.99 feet to an Iron Rod (New);

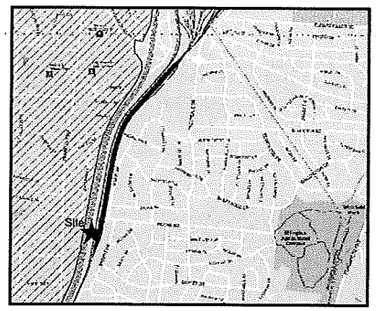
THENCE, running South 09 degrees 12 minutes 36 seconds West, 75.38 feet to an Iron Rod (New);

THENCE, running north 89 degrees 47 minutes 24 seconds West, 31.83 feet to an Iron Rod (New) on the East right-of-way and control-of-access line of Interstate 65;

THENCE, running along said East right-of-way and control-of-access line of Interstate 65, North 11 degrees 22 minutes 17 seconds East, 75.44 feet to the point of commencement.

Containing 2,443.1 square feet or 0.056 acres.

SITE AREA: 156,267 Sq. Ft. or 3.59 ACRES



MAP REFERENCE

Being Parcel 134.00 as shown on Davidson County Property Map 146-11 and Parcels 1.01, 1.02, and 1.03 on Property Map 146-15.

DEED REFERENCE

Parcel 134.00 - Charles William Dorris of record in Instrument No. 19991230-0109781, Register's Office for Davidson County, Tennessee.

Parcel 1.01 - Charles William Dorris of record in Instrument No. 20091231-0116901, Register's Office for Davidson County, Tennessee.

Parcel 1.02 - Charles William Dorris of record in Instrument No. 20091231-0116902, Register's Office for Davidson County, Tennessee.

Parcel 1.03 - Charles William Dorris of record in Instrument No. 20091231-0116903, Register's Office for Davidson County, Tennessee.

SURVEYOR'S NOTES

1. Property is located at 701 Hogan Road, Nashville, Tennessee 37220 and is Zoned RS3.
2. The entire property is located in an area designated as Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) as shown on FEMA FIRM Community Map Panel No. 47037C0335H, effective date April 5, 2017.
3. Utilities shown hereon were taken from visible structures in the field. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
4. Bearings shown hereon based on plat of record.
5. This is a Terrestrial Positioning System (TPS) Survey Using the Following Equipment and Criteria
   - Leica TCRP1205 Robotic Total Station
   - Horizontal Datum Based on North American Datum (NAD) 83(07) with All Dimensions Shown Hereon Being Ground Values
6. A title report was not furnished to this surveyor, therefore, this survey is subject to the findings of a current title search.

SURVEYOR'S CERTIFICATE

I Certify That This Plat and the Survey on Which it is Based Were Made on the Ground Under My Direct Supervision in Accordance with the February 13, 2015 Minimum Standards of Practice For Land Surveyors Pursuant to Tennessee Code Annotated Section 62-18-105(d) and 62-18-106(c) Chapter 0820-03-05 Established by the Tennessee Board of Examiners of Land Surveyors. The Field Work was Completed on September 9, 2021.

I Further Certify That There Are No Encroachments or Projections Other Than Those Shown.

I Further Certify That This Survey is True and Correct to the Best of My Knowledge and Belief.

By: _____

TN R.L.S. No.: 1136 Date: December 1, 2021

JAMES D. WAMBLE — 1136 — REGISTERED LAND SURVEYOR — TENNESSEE NO. 1136 — 12-01-21

BOUNDARY SURVEY

DORRIS ESTATE

701 HOGAN ROAD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

FOR

Bradley, Arant, Boult, Cummings, LLP

SURVEYOR

WAMBLE & Associates, PLLC

Rev: December 1, 2021
Date: November 5, 2021

Sheet 2 of 2
W&A File No.: 791-0121

20230424000297410

True Copy Certification

I, **John W Bishop,** 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 this the 21st day of April, 2023.

Affiant Signature
Date 04/21/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21st day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025