Karen Johnson Davidson County
Batch# 1001412 DEEDWARR
05/09/2023 02 11 20 PM 4 pgs
Fees $23 00 Taxes $3,145 00
20230509-0034576

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref: (DL) Title No.. 63093
Dav. Co. File Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brentwood Capital, LLC a Tennessee Limited Liability Company 318 Seaboard Lane #115 Franklin, TN 37067	New Owner

TAX MAP PARCEL NUMBERS: 18100001800 and 18100004100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$850,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sharon Sue Thompson Crowell, as to a one-half interest, and Randall Lynn Thompson, Jr., as to a one-half interest,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brentwood Capital, LLC a Tennessee Limited Liability Company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows. **To Wit:**

Land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, August 13, 1952, as follows:

Beginning at a point in the center of the Nolensville Road, or State Highway No. 11 at the intersection of the center line of said Road and the center of Mill Creek, thence with the center of said Mill Creek north 47 degrees 30 minutes east 400 feet, north 71 degrees 30 minutes east 167 feet and south 75 degrees east 728 feet to the common corner of the property conveyed to Hunt and Johnson; thence with the western boundary line of said Johnson property southwardly 1,991 feet, more or less, to the center of said Nolensville Road, thence with the center of said Road north 48 degrees west 396 feet, north 40 degrees 15 minutes west 200 feet, north 31 degrees 30 minutes west 200 feet, and north 26 degrees west 1,275 feet to the beginning, containing 34.2 acres, more or less.

Included in the above description, but excluded therefrom, is that portion of the property conveyed to Sharon Thompson by Quitclaim Deed of record in Book 9348 page 457, and further conveyed to Joel E Crowell and wife, Sharon Thompson Crowell, by Quitclaim Deed of record in Book 9953, page 561, said Register's Office, described as follows.

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Thompson Crowell Subdivision as of record in Book 7900, page 718, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description

Included in the above description, but excluded therefrom, is that portion of the property conveyed in four parcels to the State of Tennessee, Department of Transportation by Warranty Deed of record in Book 10535, page 796, said Register's Office, described as follows:

PARCEL 1 – Beginning at the point of intersection of the existing east margin of State Route 11 and the existing south margin of said road, said point of intersection being 78 77 feet right of State Route 1 proposed centerline station 42+04 95, thence with the proposed east margin of said road (1) South 19 degrees 34 minutes 25 seconds East 35 13 feet (2) South 06 degrees 36 minutes 28 seconds East 213 82 feet to a point, said point being 47.15 feet right of State Route 11 proposed centerline station 36+37 54, thence with the existing north margin of said road westerly 10 feet more or less to a point, said point being 37.15 feet right right [sic] of State Route 11 proposed centerline station 36+37 85; thence with said existing east margin northerly 564 feet more or less to a point, said point being 33 77 feet right of State Route 11 proposed centerline station 42+4 4; thence with said existing south margin easterly 45 feet more or less to the point of beginning.

PARCEL 2 – Beginning at a point in the existing east margin of State Route 11, said point being 72.9 feet right of State Route 11 proposed centerline station 44+25; thence with said existing east margin northerly 483 feet more or less to a point; thence with the existing southeast margin of State Route 11 degrees having a curve right and northeasterly 56 feet more or less to a point; thence with the existing northeast margin of Culbertson Road (1) northeasterly 75 feet more or less (2) having a curve right and northeasterly 15 feet more or less to a point; thence with the existing south margin of Culbertson Road easterly 57 feet more or less to a point, said point being 25 00 feet right of Culbertson Road proposed centerline station 17+75; thence with the proposed southeast margin of Culbertson Road South 48 degrees 54 minutes 37 seconds West 107.20 feet to a point, thence with the proposed east margin of State Route 11 (1) having a curve left and southerly 234 88 feet (2) South 17 degrees 5 minutes 39 seconds East 25.14 feet (3) South 2 degrees 4 minutes 00 seconds West 128 06 feet to the point of beginning

PARCEL 3 – Beginning at the point of intersection of the existing east margin of State Route 11 and the southeast boundary of the Paul E. Johnson property, said point of intersection being 26.11 feet right of State Route 11 proposed centerline station 50+67 26; thence with said boundary North 56 degrees 09 minutes 16 seconds East 4 feet to a point, said point being 65.15 feet right of State Route 11 proposed centerline station 50+75 63, thence with the proposed east margin of State Route 11 South 22 degrees 47 minutes 12 seconds Est [sic] 24 59 feet to a point; thence with the existing south margin of State Route 11 westerly 40 feet more or less to a point, thence with said existing east margin northerly 15 feet more or less to the point of beginning

PARCEL 4 - Beginning at the point of intersection of the existing east margin of State Route 11 and the existing northwest margin of Culbertson Road, said point of intersection being 63 52 feet right of State Route 11 proposed centerline station 49+77.63, thence with the proposed northwest margin of Culbertson Road North 42 degrees 40 minutes 29 seconds East 187 70 feet to a point; thence with the proposed north margin of Culbertson Road North 78 degrees 47 minutes 47 seconds East 137 81 feet to a point, said point being 25.00 feet left of Culbertson Road proposed centerline station 17+62.20, thence with the existing north margin of Culberson Road westerly 45 feet more or less to a point; thence with the existing northwest margin of Culbertson Road (1) having a curve left and southwesterly 167 feet more or less (2) southwesterly 101 feet more or less to the point of beginning.

Parcels 1, 2, 3, 4 combined contain 1 832 acres

Being part of the same property conveyed to W. B Thompson and Mildred P Thompson by Installment Deed from Fred H Bowling and wife, Louise D Bowling, dated August 22, 1968, recorded August 23, 1968, of record in Book 4262, page 923, Register's Office for Davidson County, Tennessee The said W. B Thompson and Mildred P Thompson have since died, with W. B. Thompson predeceasing Mildred P Thompson By Affidavit of Heirship of record in Inst. No 20061013-0127546, said Register's Office, Sharon Sue Thompson Crowell and Randall L. Thompson were established as the heirs at law of Mildred Paunee Pleming Thompson. The said Randall L Thompson has since died The will of Randall Lynn Thompson, Sr., of record in Docket No 22P595, in the Seventh

Circuit Court for Davidson County, Tennessee, Probate Division, devised his interest in subject property to Randall Lynn Thompson, Jr., and appointed the said Randall Lynn Thompson, Jr. as Executor. By Executor's Quitclaim Deed, dated September 15, 2022, recorded September 21, 2022, of record in Inst. No. 20220921-0105043, said Register's Office, Randall Lynn Thompson, Jr, individually and as Executor of the Estate of Randall Lynn Thompson, Sr, conveyed his interest in subject property to Randall Lynn Thompson, Jr

Description Reference: Described from source materials examined by the attorney preparing this conveyance

This conveyance is subject to Taxes for 2023, and subsequent years, Subject to rollback taxes, Application for Greenbelt Assessment - Agricultural of record in Inst No. 20070109-0003671, said Register's Office; Easement for right of way for public highway as described in an instrument of record in Book 2734, page 609, Register's Office for Davidson County, Tennessee, Easement for right of way to Gulf Interstate Gas Company, more fully described in an instrument of record in Book 2242, page 253, Register's Office for Davidson County, Tennessee, Easement vested in Columbia Gulf Transmission Company by an instrument of record in Book 3536, page 631, Register's Office for Davidson County, Tennessee; Easement for right of way of Nolensville Road or State Highway No 11 and Culbertson Road lying within boundaries as hereinafter described and as shown on survey of premises made by Geo W Watkins, Surveyor, August 13, 1952; Permit for Electrical Service by the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5649, page 850, said Register's Office (parcel 41); and Easements for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9343, page 205, and Book 10419, page 508, said Register's Office

This is improved property, known as 6552 Nolensville Pike, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 4 day of May, 2023.

Sharon Sue Thompson Crowell
Sharon Sue Thompson Crowell

Randall Lynn Thompson, Jr.

State of Tennessee

County of Cumberland

On this 4th day of May, 2023, before me the undersigned authority, personally appeared Sharon Sue Thompson Crowell and Randall Lynn Thompson, Jr, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

My Commission Expires: **My Commission Expires March 28, 2026**

Notary

JUSTIN R JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM
My Comm. Expires 3/28/2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $850,000 00.

Affiant

Sworn and subscribed before me this 5th day of May, 2023.

Notary

My Commission Expires: _____

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024