Karen Johnson Davidson County
Batch# 1013665 DEEDWARR
06/09/2023 12:58:30 PM 10 pgs
Fees: $53.00 Taxes: $8,140.00
20230609-0044047

This instrument prepared by:

Farris Bobango Branan PLC
999 S. Shady Grove, Suite 500
Memphis, TN 38120

Return to:

Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

WARRANTY DEED

THIS INDENTURE, made and entered into as of this ____ day of June, 2023 by and between **Raymond D. Lane, Jr.,** an undivided one-third (1/3) interest, **Samuel Dennis Edwards and/or Nancy Ruth Lane Edwards, Trustees of the Nancy & Samuel Edwards Living Trust, established by the Revocable Trust Agreement of Samuel Dennis Edwards and Nancy Ruth Lane Edwards dated June 26, 2018,** an undivided one-third (1/3) interest, **Elijah S. Minter,** an undivided one-sixth (1/6) interest and **Raymond D. Lane, Jr. and Nancy Lane Edwards, Co-Trustees of the William Thomas Allen Gibson 2015 Vested Trust,** an undivided one-sixth (1/6) interest (the "Grantor"), as tenants-in-common, and **Frank Batson Homes, Inc.** (herein "Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and hereby bargains, sells, conveys and confirms unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference

Property Address: 4222, 4226 & 4278 Central Pike, Hermitage, TN 37076

Tax Id Parcel Number: 087 000 090.00; 087 000 092.00; 087 000 099.00 and 087 000 15700

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, their heirs, successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that the same is unencumbered, except for 2023 Davidson County property taxes, which are not yet due or payable; easements recorded in Book 1174, Page 692; Electrical Permit for Detached Structure recorded in Book 8240, Page 805; Greenbelt Application of record at Instrument Number 20180905-0087782 and Instrument Number 20180905-0087783; Right of Way Deed recorded in Book 2148, Page 246, all of record in the Register's Office of Davidson County, Tennessee and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

The words Grantor and Grantee as used herein shall mean "Grantors" and Grantees," respectively, if more than one person or entity be referred to, and pronouns shall be construed according to its proper gender and number according to the context thereof.

WITNESS the signature of Grantors as of the day, month and year first above written.

GRANTORS:

Raymond D. Lane, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Raymond D. Lane, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this 9th day of June, 2023.

CHERYL D. LONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Cheryl D. Long
Notary Public

My Commission Expires: September 7, 2026

Nancy Ruth Lane Edwards

Nancy Ruth Lane Edwards, Trustee of the
Nancy & Samuel Edwards Living Trust,
established by the Revocable Trust Agreement
of Samuel Dennis Edwards and Nancy Ruth Lane
Edwards dated June 26, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Nancy Ruth Lane Edwards, Trustee, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Co-Trustee of the Nancy & Samuel Edwards Living Trust, established by the Revocable Trust Agreement of Samuel Dennis Edwards and Nancy Ruth Lane Edwards dated June 26, 2018, the within named bargainer, to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 9th day of June, 2023.

CHERYL D. LONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Cheryl D. Long
Notary Public

My Commission Expires: September 7, 2026

Nancy Lane Edwards

Nancy Lane Edwards, Co-Trustee of the
William Thomas Allen Gibson 2015 Vested
Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Nancy Lane Edwards, Co-Trustee, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Co-Trustee of the William Thomas Allen Gibson 2015 Vested Trust, the within named barginor, to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 9th day of June, 2023.

CHERYL D. LONG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Cheryl D. Long
Notary Public
My Commission Expires: September 7, 2026

Raymond D Lane Jr

Raymond D. Lane, Jr., Co-Trustee of the
William Thomas Allen Gibson 2015 Vested
Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Raymond D. Lane, Jr., Co-Trustee, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be a Co-Trustee of the William Thomas Allen Gibson 2015 Vested Trust, the within named barginor, to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 9th day of June, 2023.

CHERYL D. LONG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-26

Cheryl D. Long
Notary Public
My Commission Expires: September 7, 2026

Elijah S. Minter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Elijah S. Minter, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this 9th day of June, 2023.

CHERYL D. LONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Cheryl D. Long
Notary Public
My Commission Expires: September 7, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is **$2,200,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of June, 2023.

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/2/26

Owner Name and Address:

Frank Batson Homes, Inc.
120 Donelson Pike, Suite 101
Nashville, TN 37214

Mail Tax Bills to:
Frank Batson Homes, Inc.
120 Donelson Pike, Suite 101
Nashville, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

The Land is described as follows:

Map & Parcel: 08700009000; 4222 Central Pike, Hermitage, TN 37076

Tract 1:

A tract of land in the 4th Civil District of Davidson County, Tennessee, as shown on a copy of a survey made by E.R. Southgate, Surveyor, and described as follows:

BEGINNING at a point at the northwest corner of a tract of 4.039 acres conveyed to Robert H. Suggs and wife, by deed from H.E. Nokes, and wife, of record in Book 1285, page 333, Register's Office for said County; thence along Suggs' westerly line, South 4 ½ deg. West 439 feet to a point, the southwest corner of said 4.039 acres tract, said point being in the north line of the land of Owen Eakes; thence with Eakes' north line north 86 ¼ deg. West 99.22 feet, more or less, to a post in a fence line; thence along said fence North 4 ½ deg. East 439 feet to a stake near a hackberry; thence South 86 ¼ deg. East 99.22 feet to the beginning, containing 1 acre, more or less.

Tract 2:

A tract of land in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at the northwest corner of the property of the Central Pike Church of Christ; thence east 120 feet; thence North 46 feet to the northeast corner of said Church Property; thence east 360 feet to Nokes' and Hackett's (corner); thence South 315 feet to cemetery and road; thence west 480 feet with cemetery and road; thence North 279 feet to the beginning.

Tract 3:

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a plat made by E.R. Southgate, Surveyor, February 26, 1944, as follows:

BEGINNING at a post as shown on said survey, in H.E. Nokes fence line, said post being South 86 ¼ deg. East 503 feet from the northwest corner of a 1 acre tract heretofore conveyed by R.H. Suggs and wife, Sytha Suggs, by deed from H.E. Nokes and wife, of record in Book 1151, page 697, Register's Office for said County; thence South 6 deg. West 439 feet to a stake near a hackberry tree in Owen Eakes' line, said point being in the north line of said Owen Eakes' property; thence with said line North 86 ¼ deg. West 397.78 feet to a stake in said line, being the southeast corner of said 1 acre tract; thence with the east line of said 1 acre tract, North 4 ½ deg. East 439 feet to a stake in the northeast corner of said 6 acre tract; thence South 86 ¼ deg. East 403.78 feet to the beginning.

Being part of the same property conveyed to Samuel Dennis Edwards and/or Nancy Ruth Lane Edwards, Trustees of the Nancy & Samuel Edwards Living Trust, established by the Revocable Trust Agreement of Samuel Dennis Edwards and Nancy Ruth Lane Edwards dated June 26, 2018, by Quitclaim Deed from Nancy Ruth Lane Edwards, individually, of record in Instrument No. 20180628-0062277, dated June 26, 2018, Register's Office for said County. Also see Executor's Quitclaim Deed to Raymond D. Lane, Jr., Nancy R. Edwards, Elijah S. Minter, and Raymond D. Lane, Jr. and Nancy R. Edwards, as Co-Trustees of the William Thomas Allen Gibson 2015 Vested Trust in Instrument No. 20160218-0015511, Estate of Audrey J Lane, Docket

#15P416, Quitclaim Deed in Instrument No. 20050622-0071665 and Warranty Deed in Book 3530, Page 499, Register's Office for said County.

Map & Parcel: 08700009200; 4226 Central Pike, Hermitage, TN 37076

TRACT I:

Land in Davidson County, Tennessee, being part of Lot No. 3 in the Partition of the Lands of Abner Cowgill, deceased, as of record in Minute Book "Q," page 301, Circuit Court for the County, described according to a survey by E.R. Southgate, Surveyor, July 31, 1942, as follows:

Beginning at a spike, the southeast corner of Central Pike and a 25 foot Avenue, thence with the southerly margin of Central Pike, South 88 1/2° East 100 feet to a stake; thence south 3 1/2° East 190.6 feet to a stake in the northerly line of Lot No. 4; thence with the northerly line of Lot No. 4 North 87 3/4° West 100 feet to a stake in the easterly margin of said 25 foot Avenue; thence with said Avenue, North 3 1/2° West 191 feet to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being parts of Lot Nos. 3 and 4 in the Partition of the Lands of Abner Cowgill, deceased, of record in Book "Q," page 301, Circuit Court of Davidson County, Tennessee, according to a survey made by E.R. Southgate, Surveyor, July 31, 1942. Said parts of Lots 3 and 4 front 56 feet on the south side of Central Pike, described as follows:

Beginning at a point 100 feet east of a 25 foot road, being the northeast corner of a lot owned by W.M. Givens and wife, Flora Belle Givens, of record in Book 1235, page 273, Register's Office for Davidson County, Tennessee, running thence East with the South margin of Central Pike, 56 feet to a point; thence South at right angles, of Central Pike, 56 feet to a point; thence South at right angles, 266 feet to a point; thence West parallel with the South Margin of Central Pike 36 feet to a point; thence North with the East margin of lot owned by W.M. Givens and wife, 266 feet to the point of beginning.

Being part of the same property conveyed to Samuel Dennis Edwards and/or Nancy Ruth Lane Edwards, Trustees of the Nancy & Samuel Edwards Living Trust, established by the Revocable Trust Agreement of Samuel Dennis Edwards and Nancy Ruth Lane Edwards dated June 26, 2018, by Quitclaim Deed from Nancy Ruth Lane Edwards, individually, of record in Instrument No. 20180628-0062277, dated June 26, 2018, Register's Office for said County. Also see Executor's Quitclaim Deed to Raymond D. Lane, Jr., Elijah S. Minter, and Raymond D. Lane, Jr. and Nancy R. Edwards, as Co-Trustees of the William Thomas Allen Gibson 2015 Vested Trust in Instrument No. 20160218-0015510, Estate of Audrey J Lane, Docket #15P416 and Warranty Deed in Book 6296, Page 700, Register's Office for said County.

Map & Parcel: 08700009900; 4278 Central Pike, Hermitage, TN 37076

TRACT 1:

Land in the 4th Civil District of Davidson County, Tenn, as per survey of John D. McCormick, Hermitage, Tenn., and more particularly described as follows:

Beginning at a point in the southern margin of Central Pike at the present Northeast corner of the lands of the Grantors, of record in Deed Book 4219, page 338, RODC; thence southerly S. 0° 44' W. 230.9 Ft. to an iron pin'; being the present Southeast corner of the lands of Grantors; thence westerly N. 88° 30' W. 50 Ft. to an iron pin; thence northerly N. 0° 44' E. 231.5 Ft. to an iron pin in the southern margin of Central Pike; thence easterly with

the southern boundary of the said Central Pike S. 87° 45' E. 50 Ft. to the point of beginning, containing 0.26 Acre more or less.

TRACT 2:

Land in the 4th Civil District of Davidson County, Tennessee, being parts of Lots No. 2, 3, 4, 5, 6, 7 and 8, partition of lands of Abner Cowgill deceased, of record in Minute Book Q, page 301 Circuit Court for Davidson County, Tennessee, and being described according to a survey by Richard B. Omohundra, Engineer, License No. 4575, November 25, 1967.

Beginning at a point in the southerly margin of Central Pike at an iron pin by post, the common corner of the lands of C.B. Howse and the lands of James Nelson way; thence with the southerly margin of said pike 252.4 feet in the northeasterly direction to an iron pin in said margin by a post thence south 9° 14' east 81.6 feet to an iron post in concrete; thence south 7° 06' west 151.2 feet to a post; thence south 84° 03' east 8.6 feet to a post; thence south 0° 11' west 56.7 feet to a steel post in concrete; thence north 76° 59' west 27.6 feet to a corner post; thence south 4° 25' west 824.2 feet with a fence, the westerly line of the lands of W.L. Hall to an iron pin by post; thence north 85° 55' west 1069.7 feet with the northerly line of Robert C. Eakes and a fence; to an iron pin by a post; thence, N 6° 05' east 455.2 feet with a fence to an iron pin at the southwest corner of the Evans Cemetery; thence with a fence along the southern line of said cemetery south 85° 54' east 322.3 feet to an iron pin, the southeasterly corner of said cemetery; thence with the easterly line of said cemetery and a fence north 3° 59' east 99.1 feet to an iron pin by post, the northeasterly corner of said cemetery; thence with the northerly line of said cemetery and a fence north 85° 43' west 320.1 feet to its northwesterly corner and iron pin past the fence intersection; thence north 6° 05' east 242.7 feet to an iron pin by post at the southwesterly corner of lands of Anna Bell H. Murray; thence with her southerly line and a fence south of 86° 40' east 808.3 feet to an iron pin by post; the southeasterly corner of the lands of C.B. Howse; thence with the easterly line of said C.B. Howse north 4° 03' east 231.5 feet to the point of beginning and containing 20.44 acres, more or less.

Included in the above description, but specifically excluded from this conveyance is the following tract, more properly described as follows:

Land in the 4th Civil District of Davidson County, Tenn, as per survey of John D. McCormick, Hermitage, Tenn., and more particularly described as follows:

Beginning at an iron pin in the Southwest corner of the present lanes of Central Pike Church of Christ, of record in Deed Book 4219, page 338, RODC, said point being 221.3 Ft. south of the southern boundary of Central Pike; thence S. 6° 04' W. 25 Ft. to an iron pin and post; thence easterly S. 88° 30' E. 531.5 Ft. to an iron pin; thence N. 0° 44' E. 25 Ft. to an iron pin; thence westerly N. 88° 30' W. 529.5 Ft. to the point of beginning, and containing 0.30 Acres, more or less.

INCLUDED in the above description, but specifically EXCLUDED therefrom is the following property described as follows, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being part of the lands of Abner Cowgill, deceased, of record in Minute Book Q, page 301, Circuit Court for Davidson County, Tennessee, and being described according to a survey by John D. McCormick, Registered Land Surveyor, License No. 674, dated December 26, 1983.

Beginning at a point in the southerly margin of Central Pike at a point, being the common corner of the lands of C.H. Howse and the property herein conveyed; thence with the southerly margin of said Pike 252.4 feet in a northeasterly direction to a point in said margin; thence South 9° 14' East, 81.6 feet with a fence to a point; thence South 7° 6' West 151.2 feet with a fence to a point; thence South 84° 3' East, 8.6 feet with a fence to a

point; thence South 0° 11' West, 56.7 feet with a fence to a point; thence North 76° 59' West, 27.6 feet with a fence to a point; thence South 4° 25' West, 824.2 feet with a fence to a point; thence North 85° 55' West, 245.0 feet with a fence to a point; thence North 4° 25' East, 812.0 feet to a point; thence North 4° 3' East, 231.5 feet to the point of beginning and containing 6.15 acres, more or less.
Being part of the same property conveyed to Samuel Dennis Edwards and/or Nancy Ruth Lane Edwards, Trustees of the Nancy & Samuel Edwards Living Trust, established by the Revocable Trust Agreement of Samuel Dennis Edwards and Nancy Ruth Lane Edwards dated June 26, 2018, by Quitclaim Deed from Nancy Ruth Lane Edwards, individually, of record in Instrument No. 20180628-0062277, dated June 26, 2018, Register's Office for said County. Also see Executor's Quitclaim Deed to Raymond D. Lane, Jr., Elijah S. Minter, and Raymond D. Lane, Jr. and Nancy R. Edwards, as Co-Trustees of the William Thomas Allen Gibson 2015 Vested Trust in Instrument No. 20160218-0015508, Scrivener's Affidavit in Instrument No. 20170921-0096633, Estate of Audrey J Lane, Docket #15P416 and Warranty Deed in Book 5150, Page 607 and Warranty Deed in Book 5669, Page 985, Register's Office for said County.

Map & Parcel: 08700015700; 4278 Central Pike, Hermitage, TN 37076

Land in the 4th Civil District of Davidson County, Tennessee, being part of the lands of Abner Cowgill, deceased, of record in Minute Book Q, page 301, Circuit Court for Davidson County, Tennessee, and being described according to a survey by John D. McCormick, Registered Land Surveyor, License No. 674, dated December 26, 1983.

Beginning at a point in the southerly margin of Central Pike at a point, being the common corner of the lands of C.H. Howse and the property herein conveyed; thence with the southerly margin of said Pike 252.4 feet in a northeasterly direction to a point in said margin; thence South 9° 14' East, 81.6 feet with a fence to a point; thence South 7° 6' West 151.2 feet with a fence to a point; thence South 84° 3' East, 8.6 feet with a fence to a point; thence South 0° 11' West, 56.7 feet with a fence to a point; thence North 76° 59' West, 27.6 feet with a fence to a point; thence South 4° 25' West, 824.2 feet with a fence to a point; thence North 85° 55' West, 245.0 feet with a fence to a point; thence North 4° 25' East, 812.0 feet to a point; thence North 4° 3' East, 231.5 feet to the point of beginning and containing 6.15 acres, more or less.

Being part of the same property conveyed to Samuel Dennis Edwards and/or Nancy Ruth Lane Edwards, Trustees of the Nancy & Samuel Edwards Living Trust, established by the Revocable Trust Agreement of Samuel Dennis Edwards and Nancy Ruth Lane Edwards dated June 26, 2018, by Quitclaim Deed from Nancy Ruth Lane Edwards, individually, of record in Instrument No. 20180628-0062277, dated June 26, 2018, Register's Office for said County. Also see Executor's Quitclaim Deed to Raymond D. Lane, Jr., Elijah S. Minter, and Raymond D. Lane, Jr. and Nancy R. Edwards, as Co-Trustees of the William Thomas Allen Gibson 2015 Vested Trust in Instrument No. 20160218-0015509, Estate of Audrey J Lane, Docket #15P416 and Warranty Deed in Book 9499, Page 654, Register's Office for said County.

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

Map: 08700009000 and 08700009200 and 08700009900 and 08700015700

Certification of Recorded Documents

I, Laura Hamann, 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 June 8, 2023.

(AFFIANT) – Laura Hamann

06/08/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 8th day of June, 2023.

My commission expires: 33-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY