This instrument was prepared by:
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Lehman & Lehman
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Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1018255 DEEDWARR
06/23/2023 09:41:48 AM 6 pgs
Fees $33.00 Taxes $4,440.00
20230623-0047833

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Richard McAdams 7216 Haley Industrial Drive Nolensville, TN 37135	New Owner	16400020100 16400027200

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Belz-Becker-Lewis-Schlenker Properties, a Joint Venture**("Grantor"), does hereby transfer and convey unto **Richard D. McAdams Living Trust** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in Exhibit A, attached and incorporated by reference (the "Property")

The above-referenced land is unimproved property commonly known as corner of Murfreesboro and Hobson Pike, Antioch, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever,

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to sell and convey the same, and that the same is unencumbered, except for the encumbrances set forth on Exhibit B;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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

[The remainder of this page has intentionally been left blank, signatures to follow on next page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 12th day of June, 2023

GRANTOR:

BELZ/BECKER-LEWIS-SHLENKER PROPERTIES

By: Belz Investco GP
By: URCO, Inc., its Managing Partner

By: _____
Morris I. Thomas, Vice President

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, MORRIS I THOMAS, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the VICE PRESIDENT of URCO, Inc., a Tennessee corporation, managing partner of BELZ INVESTCO GP, a Tennessee general partnership, the within named bargainor, and that he as such SENIOR VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing for URCO, Inc., as managing partner of BELZ INVESTCO GP by himself as VICE PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL, the 12th day of June 2023

_____
NOTARY PUBLIC

SANDRA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. NOV. 18, 2024

My Commission Expires _____

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 6th day of June, 2023

BELZ/BECKER-LEWIS-SHLENKER PROPERTIES

By: Goldeneye Partners II, LTD.
By: Goldeneye, Inc., its General Partner

By: _____
Barry M. Lewis, President

STATE OF TEXAS
COUNTY OF Harris

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named BARRY M. LEWIS, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the PRESIDENT of GOLDENEYE, INC., general partner of GOLDENEYE PARTNERS II, LTD., the within named bargainor, and that he as such PRESIDENT executed the foregoing instrument for the purposes therein contained, by signing for GOLDENEYE, INC., as general partner of GOLDENEYE PARTNERS II, LTD., by himself as PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL, the 12th day of June 2023.

_____
NOTARY PUBLIC

My Commission Expires: 2/12/2025

VALERIE MONTEZ YSMAEL
Notary ID #132931915
My Commission Expires
February 18, 2025

STATE OF TENNESSSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater for this transfer is $1,200,000.00

_____
Affiant

Subscribed and sworn to before me this the 15th day of June, 2023

_____
Notary Public
My Commission Expires: 11/3/25

J TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Property Description

Beginning at a set 1/2" diameter iron rebar with a RSA cap (TN SPC N: 623032.88, E: 1789592.89) in the southwesterly ROW of Hobson Pike being a common corner with NTI Hobson Pike LLC, (Tax Map164, Parcel 322.00) recorded in Deed Book 1012, Page 3455 in the Register of Deeds Davidson County Tennessee (R.O D.C.T.)
Thence with said line the following four (4) calls and distances:
1. North 56 Degrees 32 Minutes 14 Seconds East, 101.09 feet to a found 5/8" diameter iron rebar with a cap RLS #1455;
2. North 55 Degrees 13 Minutes 23 Seconds East, 74.74 feet to a found concrete highway marker;
3. North 49 Degrees 37 Minutes 24 Seconds East, 101.52 feet to a found concrete highway marker;
4. North 55 Degrees 37 Minutes 37 Seconds East, 894.90' feet to a set 1/2" diameter iron rebar with RSA cap common corner with Metro Government Antioch High School, (Tax Map 164, Parcel 202) Deed Book 9699, Page 468 in the R.O.D.C.T.;

Thence with said line South 11 Degrees 20 Minutes 23 Seconds West, 83.99 feet to a found 1/2" diameter iron rebar with an illegible cap being common corner with New Century Development, LLC (Tax Map 164, Parcel 134.00) recorded in Deed Instrument Number 20201103-0128717 in the R.O.D.C.T.

Thence with said line the following two (2) calls and distances
1. South 08 Degrees 34 Minutes 16 Seconds West, 824.39 feet to a found 1/2" diameter iron rebar at base of 15 inch diameter Cedar tree;
2. South 82 Degrees 50 Minutes 38 Seconds East, 227.33 feet to a found 1/2" diameter iron rebar with no cap common corner with M. Lee Barrett, Jr (Tax Map 164 Parcel 136.00) in Deed Book 6234, Page 014 in the R.O.D.C.T;

Thence with said line the following two (2) calls and distances:

Thence with said line the following two (2) calls and distances:
1 North 42 Degrees 37 Minutes 05 Seconds West, 980.18 feet to a found 5/8" diameter iron rebar with a cap RLS # 1455;

2. South 52 Degrees 52 Minutes 53 Seconds East, 100.45 feet to a found 1/2" diameter iron rebar with a Cherry cap common corner with NTI Hobson Pike LLC (Tax Map 164, Parcel 322.00) recorded in Deed Book 1012, Page 3455 in the R.O.D.C.T.;

Thence with said line North 42 Degrees 39 Minutes 44 Seconds East, 312.56 feet to the Point of Beginning.

Source of North per State of Tennessee Coordinate System of 1983.
Land description prepared by Kevin L. Birdwell TN RLS #1797. (Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated March 30, 2022.

Belz-McDowell Properties a Joint Venture

Being part of the same property conveyed to Belz-McDowell Properties a Joint Venture by Deed dated June 1, 1973 from McDowell Development Corporation, a Tennessee Corporation, recorded June 1, 1973, in Book 4713, Page 308, in the Official Records of Davidson County, Tennessee. Also being the same property conveyed to Belz-Becker-Lewis-Schlenker Properties, a Joint Venture, by deed dated August 23, 1999 from Metropolitan Government of Nashville and Davidson County recorded on August 25, 199, in Book 11635, page 97, in the Official Records of Davidson County The said Belz-Becker-Lewis-Schlenker Properties, a Joint Venture being the successor in interest to Belz-McDowell Properties.

EXHIBIT B

Encumbrances

1. Taxes for the year 2023, and subquent years, a lien no yet due and payable.

2. May be subject to all matters appearing on the Plan of record in Instrument No. 201510070102177, said Register's Office.

3. Easement of record Book 437, Page 38, , said Register's Office

4. Final Judgment of record in Instrument No. 201508110080403, said Register's Office.

5. Judgment of record in Instrument No. 200210170127752 and Book 8660, Page 580, said Register's Office.

6. Right-of-Way Agreement of record in Book 5909, Page 918, said Register's Office.

7 Stormwater Detention Agreement of record in instrument No. 200309020126875, said Register's Office