Karen Johnson Davidson County
Batch# 1038848 DEEDWARR
08/16/2023 10:06:30 AM 4 pgs
Fees: $23.00 Taxes: $16,095.00
20230816-0063786

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/03/2026

(AFFIX SEAL)

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH23-06439

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ben Jumper and Katie Jumper, 3831 Whites Creek Pike and 0 Whites Creek Pike Nashville, TN 37207	KATIE JUMPER 4798 LICKTON PIKE WHITES CREEK, TN 37189	049-00-0-305.00 and 049-00-0-194.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Historic Cedarwood, LLC**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ben Jumper and Katie Jumper, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Parcel 1

Map & Parcel No. 049-00-0-305.00

Land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, described according to a survey by Michael V. Holmes & Associates, Inc., dated April 23, 1981, as follows:

Tract One:

Beginning at the Southwest corner of William P. Dickens property and the Northwest corner of Earl Bates property; thence South 36 deg. 37 min. East 215.0 feet to the Point of Beginning in the center of Whites Creek Pike; thence leaving Whites Creek Pike North 54 deg. 15 min. East 320.40 feet to an iron pin; thence South 45 deg. 22 min. East 136.44 feet to an iron pin; thence South 39 deg. 23 min. West 92.69 feet to an iron pin; thence South 48 deg. 22 min. West 255.65 feet to the corner of Whites Creek Pike; thence North 35 deg. 32 min. West 184.50 feet to the Point of Beginning.

Tract Two:

Land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Whites Creek Pike, the common corner of the William F. Dickens property and the Earl B. Bates and Sons Nursery and Garden Center property; then with the center of said Whites Creek Pike South 36 deg. 37 min. East 215.0 feet to a point; thence North 54 deg. 15 [min.] East 320.40 feet to an iron pin; thence North 36 deg. 37 min. West to a point in William F. Dickens Southerly boundary; thence South 49 deg. 45 min. West 320.4 feet, more or less, to the center of Whites Creek Pike, the Point of Beginning.

Tract Three:

A tract of land in the First Civil District, Nashville, Davidson County, Tennessee, lying generally East of Whites Creek Pike and North of Briley Parkway and being more particularly described as follows:

Beginning at an existing iron pin on the East right-of-way of Whites Creek Pike, said pin being at the common line between Martha Bates of record in Book 6324, Page 54, RODC, TN, and Earl B. Bates & Sons Nursery and Garden Center of record in Book 5744, Page 718, RODC, TN; thence with said common line N 48 deg. 21 min. 30 sec. E 225.61 feet to an existing iron pin; thence N 39 deg. 22 min. 55 sec. E 92.58 feet to an existing iron pin, the true Point of Beginning of the herein described tract; thence continuing with the common line N 45 deg. 22 min. 00 sec. W 136.45 feet to an existing iron pin; thence with the Northeasterly boundary of Martha Bates of record in Book 6336, Page 126, RODC, TN, and Earl B. Bates & Sons Nursery and Garden Center N 36 deg. 37 min. 36 sec. W 240.41 feet to an iron pin set in the Southeasterly boundary of Jessie Dickens, et al, of record in Book 7754, Page 465, RODC, TN; thence with said Dickens N 49 deg. 22 min. 17 sec. E 497.49 feet to an iron pin set; thence leaving said Dickens and severing the lands of Earl B. Bates & Sons Nursery and Garden Center of record in Book 5744, Page 718, RODC, TN, S 43 deg. 36 min. 31 sec. E 190.73 feet to an iron pin set; thence S 42 deg. 02 min. 10 sec. W 166.77 feet to an iron pin set; thence S 41 deg. 58 min. 38 sec. E 115.33 feet to an iron pin set; thence S 38 deg. 16 min. 57 sec. W 346.15 feet to an iron pin set; thence N 71 deg. 12 min. 07 sec. W 20.71 feet to the Point of Beginning, containing 159,506 square feet or 3.66 acres, more or less.

Parcel 2

Map & Parcel No. 049-00-0-194.00

Land lying in the 3rd Councilmanic District of Nashville, Davidson County, Tennessee, and being known as Tax Map 49, Page 194, the property of David L. Bates of record in Deed Book 11250, Page 916, at the Register's Office for Davidson County, Tennessee, (RODC, TN) and more particularly described as follows:

Beginning at an iron pin old on the Northeasterly right-of-way line of Whites Creek Pike, said pin being the South-most corner of the Carolyn Rogers property of record in Deed Book 10837, Page 540 (RODC, TN) and being the South-most corner of the Karen Wright property of record in Instrument No. 20060203-0013768, (RODC, TN);

Thence with Wright's South and East lines for the following 7 calls:
N 48 deg. 21' 30" E, 225.61' to an iron pin old; N 39 deg. 22' 55" E, 92.58' to an iron pin old; S 71 deg. 12' 07" E, 20.71' to an iron pin old near a fence post; N 38 deg. 16' 57" E, 346.15' to an iron pin old; N 41 deg. 58' 38" W, 115.33' to an iron pin old; N 42 deg. 02' 01" E, 166.77' to an iron pin old; N 43 deg. 36' 31" W 190.73' to an iron pin old, being a common corner in the East line of Randall Davis property of record in Instrument No. 20050302-0058990;

Thence, with Davis's Southeasterly line for the following 6 calls:
N 52 deg. 19' 42" E, 306.13' to an iron pin new; N 52 deg. 25' 13" E, 72.67' to an iron pin new; N 54 deg. 52' 60" E, 235.94' to an iron pin new and the beginning of a wire fence; N 55 deg. 37' 05" E, 147.10' to a 21" oak tree in a wire fence; N 58 deg. 30' 60" E, 86.62' to a 8" cedar tree in a wire fence; N 55 deg. 14' 43" E, 497.29' to an iron pin old near a 15" hickory tree in a wire fence, in the South line of the Fontanel Properties, LLC, property of record in Instrument No. 20020621-0075107;

Thence, with Fontanel Properties, LLC's South line for the following 10 calls:
S 64 deg. 12' 45" E, 111.92' to a 15" hackberry tree in a wire fence; S 64 deg. 41' 41" E, 93.21' to an iron pin new in a wire fence; S 55 deg. 01' 41" E, 151.43' to a 15" oak tree in a wire fence; S 74 deg. 07' 58" E, 218.29' to a 12" oak tree in a wire fence; S 78 deg. 17' 17" E, 182.67' to a 15" tree in a wire fence; S 87 deg. 43' 50" E, 25.14' to a 12" maple tree in a wire fence; N 89 deg. 23' 12" E, 74.75' to a 15" tree in a wire fence; S 86 deg. 44' 48" E, 50.21' to a 12" oak tree in a wire fence; N 78 deg. 03' 33" E, 93.06' to a 12" elm tree in a wire fence; N 76 deg. 50' 04" E, 142.70' to an iron pin old in a wire fence, being a common corner with said Carolyn Rogers's property;

Thence, with Rogers's West line, S 53 deg. 01' 46" W, 2,881.10' to the Point of Beginning and containing 1,747,900 square feet or 40.126 acres, more or less, according to survey by Hart Freeland Roberts, Inc., Project No. 2007097-52, dated June 25, 2007, by Michael R. Williams, TN RLS #1906.

Being the same property conveyed to Karen L. Wright by Warranty Deed from Joseph Allen Kelly and wife, Sammie LeAnn Kelly, of record in Instrument No. 20060203-0013768 in the Register's Office of Davidson County, Tennessee, dated February 1, 2006, and recorded on February 3, 2006. (as to Parcel 1)

Being the same property conveyed to Historic Cedarwood, LLC, a Tennessee limited liability company, by Quitclaim Deed from Karen L. Wright, of record in Instrument No. 20101222-0101804 in the Register's Office of Davidson County, Tennessee, dated December 20, 2010, and recorded on December 22, 2010. (as to Parcel 1)

Being the same property conveyed to Historic Cedarwood, LLC, a Tennessee limited liability company, by Warranty Deed from David L. Bates, a married man, of record in Instrument No. 20101222-0101805 in the Register's Office of Davidson County, Tennessee, dated December 20, 2010, and recorded on December 22, 2010. (as to Parcel 2)

Being the same property conveyed to Historic Cedarwood, LLC, by Quitclaim Deed from Historic Cedarwood, LLC, of record in Instrument No. 20110503-0033782 in the Register's Office of Davidson County, Tennessee, dated April 27, 2011, and recorded on May 3, 2011. (as to all parcels)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3831 Whites Creek Pike and 0 Whites Creek Pike, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 15th day of August, 2023

Historic Cedarwood, LLC

BY: _____
Nathan Wright
Secretary/Treasurer

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Nathan Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Secretary/Treasurer of Historic Cedarwood, LLC, a limited liability corp, and that he/she is authorized by Historic Cedarwood, LLC to execute this instrument on its behalf as such Secretary/Treasurer.

Witness my hand and seal at Hendersonville, Tennessee, this 15th day of August, , 2023.

_____
Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 15 August, 2023.

Custodian's Signature — 08/15/2023 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 15 day of August, 2023.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023