Karen Johnson Davidson County
Batch# 1042108 DEEDWARR
08/24/2023 10:30:30 AM 5 pgs
Fees: $28.00 Taxes: $1,017.50
20230824-0066244

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37797	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me [illegible] August, 2023. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Stephen Bolton 1055 Pine St. Apt 704 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: P/O 03900011900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Phase 2 Development, LLC, a Tennessee limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Stephen Bolton and James Patrick Bolton, as tenants in common with right of survivorship ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is an unimproved property located at 0 Old Hickory Boulevard, Nashville, TN 37189.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

In addition to the exceptions set forth on Exhibit "A", this conveyance is made subject to the following restriction which shall run with the land and shall be binding upon the Grantee, its heirs and assigns:

> The property shall not be subdivided into more than two lots nor shall any subdivided portion of the property be further subdivided.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of August, 2023.

Phase 2 Development, LLC, a Tennessee limited liability company

By: _____

Bradley Norris, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Bradley Norris, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the sole member of Phase 2 Development, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of August, 2023.

_____

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

PART OF (PARCEL 03900011900)

Land lying in the 3rd Council District of Davidson County, Tennessee, being part of the property conveyed to Phase 2 Development LLC from Aldis B. & Alden B. Gordon, as of record in Instrument # 20220426 0048017 in the Register's Office for Davidson County, TN; bounded on the north by the Emmett Eugene Carney, ETUX Property (DB 4567, PG 162) , on the east by Old Hickory BLVD, on the south by James E. Sherraden & Elizabeth Cave (Inst. #201004220030566) and on the west by the remainder of Tract 2, of which this is a part, as described according to a boundary survey dated 4-07-2022 by Moore & Pingle Surveying LLC, as follows;

Beginning at an Iron Pipe (old) at the northwest corner of the Emmett Eugene Carney, ETUX Property (DB 4567, PG 162), being the most northwest corner of the property described herein, and a common corner to parcels 03900010700 & 03900011700 (described as tracts 1 and 10 in Instrument # 20220426 0048017), located S 86°46'29" W a distance of 262.22 feet from an Iron Pipe (old) on the westerly margin of Old Hickory BLVD, approximately 30 feet from the center of said road;

Thence with said Carney Property for the next three calls;

S 53°50'40" E a distance of 306.95 feet to an Iron Rod (new) capped and stamped with "MOORE TN #2336";

S 21°13'37" E a distance of 109.12 feet to an Iron Rod (new) capped and stamped with "MOORE TN #2336";

N 68°52'17" E a distance of 65.31 feet to an Iron Rod (new) capped and stamped with "MOORE TN #2336", on the westerly margin of Old Hickory BLVD.;

Thence with the margin of said road, S 21°34'12" E a distance of 127.94 feet to a point;

Thence with the margin of said road and with a curve to the left, having a radius of 1305.60 feet, an included angle of 28°59'21", a chord bearing of S 39°06'26" E, a chord length of 653.56 feet, and an arc length of 660.58 feet to an Iron Rod (old) on the southwesterly margin of Old Hickory BLVD, 25 feet from the center of said road, and being the northeasterly corner of the James E. Sherraden & Elizabeth Cave Property (Inst. #201004220030566) and the most southeasterly corner of the herein described tract;

Thence with the said James E. Sherraden & Elizabeth Cave Property for the next five calls;

N 59°48'48" W a distance of 495.55 feet to an Iron Rod (old);

S 5°59'41" W a distance of 153.55 feet to an Iron Rod (old) capped and stamped with "Bruce Rainey";

S 87°11'07" W a distance of 301.10 feet to an Iron Rod (old) at the base of a 24-inch Hackberry tree with three hack marks;

S 89°09'34" W a distance of 432.66 feet to a 24-inch Maple tree with three hack marks;

S 69°31'15" W a distance of 255.21 feet to an Iron Rod (new) capped and stamped with "MOORE TN #2336";

Thence with new lines severing said Tract 2, of which this is a part, for the next three calls;

N 46°39'09" E a distance of 477.41 feet to a 24-inch Walnut Tree;

N 37°39'19" E a distance of 319.07 feet to an Iron Rod (new) capped and stamped with "MOORE TN #2336" on the south side of a creek;

N 11°53'40" E a distance of 326.02 feet to the point of beginning, containing 10.00 acres, or 435,610 square feet+/-

Being part of the same property conveyed to Phase 2 Development, LLC, a Tennessee limited liability company, by deed dated April 15, 2022 from Aldis B. Gordon and Alan B. Gordon of record in Instrument No. 20220426-0048017, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable which have been prorated and will be paid by Grantor. Part of Map and Parcel No. 03900011900.

2. Subject to the flow of any creeks, streams or branches across the said property.

Tennessee Certification of Electronic Document

I, George Mudter, 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 8/23/23 (date of document).

Affiant Signature

8/23/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of August, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY