WARRANTY DEED

Karen Johnson Davidson County
Batch# 1043552 DEEDWARR
08/28/2023 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $44,400.00
20230828-0067282

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $12,000,000.00

Affiant

Subscribed and sworn to me on 08/24/23.

NOTARY PUBLIC

My Commission Expires: 9-7-26

CATHERINE DEBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Glenn David Tofani 25296 Gallup Circle Laguna Hills, CA 92653	NEW OWNER	057 004.01 (Williamson County, TN) and 190 00 0 004.00 (Davidson County, TN)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JUDITH MARIE MOYLE, TRUSTEE OF THE DOLL TRUST U/A/D DECEMBER 7, 2012, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Glenn David Tofani, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County and Williamson County, State of Tennessee, described as follows:

TRACT I:
Land in the 17th Civil District of Williamson County, Tennessee and in Davidson County, Tennessee and being more particularly described according to a survey by Stanford and Assoc., Inc. dated May 18, 1989 as follows:

Beginning at a point in the center of McFarlin Road, said point being 5880' more or less thence with the center of said road S 85 degrees 22' 40" E 1098.77'; from the intersection of Kidd Road; thence, S 85 degrees 30' 35" E 355.97' to a railroad spike; thence, N 06 degrees 00" 40" E 1299.97' to an iron pin; thence S 81 degrees 32' 03" W 568.96' to an iron pin; thence S 81 degrees 23' 29" W 968.13' to an iron post; thence S 03 degrees 04' 30" W 654.89' to a 30" Oak Tree; thence S 06 degrees 02' 30" W 295.42' to the point of beginning, and containing 37.97 acres more or less.

Being the same property conveyed to THOMAS E. THRUSH and JUDITH M. MOYLE as joint tenants with the rights of survivorship, by deed from ELIZABETH J. THOMASON, of record in Book 846, page 331, dated April 30, 1990, said Register's Office.

TRACT II:
Land in the 17th Civil District of Williamson County and Davidson County, being Lots Nos. 4, 5 and part of Lot No. 6 on the Map of W.D. Chrisman Home Place of record in Deed Book 45, page 242, Register's Office for said County, described according to a survey by Stanford and Associates, Inc., and Adams & Company Surveyors, May 18, 1989, as follows:

Beginning at a railroad spike in the center of McFarlin Road at the Southwest corner of the David L. Copeland property in Book 353, page 235; thence with Copeland's easterly boundary line, North 06 deg. 00 min. 40 sec. East 324.38 feet to an iron pin, North 71 deg. 09 min 40 sec. East 672.31 feet to an iron pin, and North 02 degrees 14 min 32 sec. East 849.56 feet in an iron pin by an iron post in the Southerly line of the Carothers; thence with Carothers Southerly line, South 81 deg. 32 min. 03 sec. West 624.03 feet to an iron pin; thence South 06 deg. 00 min. 40 sec. West 1,299.97 feet to the center of McFarlin Road; thence with the center of the same South 85 deg. 30 min. 35 sec. East 50.02 feet to the beginning, containing 13.89 acres more or less.

Being the same property conveyed to THOMAS THRUSH and JUDITH M. MOYLE, both unmarried, by deed from ELIZABETH THOMASON, of record in Book 796, page 668, dated June 14, 1989, said Register's Office.

Tract III:
Land in the Seventeenth (17th) Civil District of Williamson County, Tennessee, described according to a survey made by Stanford and Associates, Inc., dated October 3, 19779, Job No. T-11 F-18, as follows:

Beginning at a railroad spike in the center of Blue Lake Road or Kidd Road, said point being the southwest corner of R. E. Carothers' property, travel N 83 degrees 24' 26" W 210.10 feet along the centerline of Blue Lake Road or Kidd Road to a railroad spike; thence travel N 84 degrees 59' 49" W 974.44 feet along the centerline of Blue Lake Road or Kidd Road to a railroad spike; thence travel N 6 degrees 00' 40" E 324.38 feet along the Elizabeth Thomason property to an iron pin; thence travel N 71 degrees 09' 39" E 672.31 feet to an iron pin; thence travel N 85 degrees 40' 00" E 537.80 feet along R. E. Carothers' property (as recorded in Deed Book 169, page 360, R.O.W.C.); thence travel S 2 degrees 15' 00" W 1539.72 feet along R. E. Carothers' north property line to the point of beginning. Said parcel contains 25.00 acres, more or less.

Being the same property conveyed to THOMAS EARL THRUSH and JUDITH M. MOYLE, as tenants in common, by deed from DAVID L. COPELAND and wife, JANET E. COPELAND of record in Book 745, page 656, dated July 27, 1988, said Register's Office. The foregoing deed was corrected by deed of record in Book 832, page 266, dated January 25, 1990, said Register's Office.

Derivation for Tracts I, II and III: JUDITH M. MOYLE, a/k/a JUDITH MARIE MOYLE conveyed her interest to THOMAS E. THRUSH by Quitclaim Deed of record in Book 5787, page 4, dated December 18, 2012, said Register's Office. THOMAS E. THRUSH further conveyed said property to JUDITH MARIE MOYLE and JAMES K. MOYLE, TRUSTEES OF THE DOLL TRUST U/A/D DECEMBER 7, 2012, by Quitclaim Deed of record in Book 5787, page 7, dated December 18, 2012, said Register's Office.

Tract IV:
A certain tract of land lying in Davidson County, Tennessee, being more particularly described according to a survey by R. L. Montoya Land Surveying In., dated October 28, 1999 as follows:

Beginning at a 20-inch tree on the north margin of Lake Road, said point being the southwest corner of the herein described parcel and the southeast corner of a parcel of land belonging to Thomas E. Thrust, referenced in Deed Book 846, page 331, Register's Office for Williamson County, Tennessee; thence leaving said margin following a fence line in a northerly direction, said line being the common line between Williamson and Davidson Counties, North 00 degrees 58 minutes 14 seconds East, 1,489.15 feet to a 14-inch tree in the north and south fence line previously mentioned, said point also being the northeast most corner of the aforementioned property belonging to Thomas E. Thrust; thence leaving said line, South 66 degrees 32 minutes 11 seconds East, 1,531.69 feet to an Iron Rod (new) in the north and south fence line, said line being the common line between Davidson and Rutherford Counties, said line also being the west line of a parcel of land belonging to David A. and Carolyn Gooch, referenced in Deed Book 196, page 199, Register's Office of Rutherford County; thence following the said line in a southerly direction, South 2 degrees 39 minutes 52 seconds West, 950.00 feet to a 12-inch tree, marking the southeast most corner of the herein described parcel; thence leaving said fence line, North 86 degrees 00 minutes 00 seconds West, 1,389.22 feet to a point of beginning, containing 1,694,352.560 square feet and/or 38.897 acres.

Being the same property conveyed to JUDITH M. MOYLE by deed from DOROTHY MARSHALL CAROTHERS, of record in Book 11744, page 403, dated November 10, 1999, said Register's Office. JUDITH M. MOYLE conveyed said property to THOMAS E. THRUSH, by deed of record as Instrument No. 20121220-0117566, dated December 18, 2012, said Register's Office. THOMAS E. THRUSH further conveyed said property to JUDITH MARIE MOYLE and JAMES K. MOYLE, TRUSTEES OF THE DOLL TRUST U/A/D DECEMBER 7, 2012, by Quitclaim Deed of record as Instrument No. 20121220-0117567, dated December 18, 2012, said Register's Office.

This is improved property known as 2300 McFarlin Rd, Nolensville, Tennessee 37135.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR

does covenant with the said GRANTEE he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 08/ 23rd /23.

THE DOLL TRUST U/A/D DECEMBER 7, 2012
By: JUDITH MARIE MOYLE
Its: TRUSTEE

STATE OF Montana
COUNTY OF Gallatin

On this 23rd day of August, 2023, before me, the undersigned Notary Public, personally appeared, Judith Marie Moyle, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of THE DOLL TRUST U/A/D DECEMBER 7, 2012, the within named bargainor, and that she as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of THE DOLL TRUST U/A/D DECEMBER 7, 2012 by herself as such trustee.

Witness my hand and official seal on 08/ 23 /23.

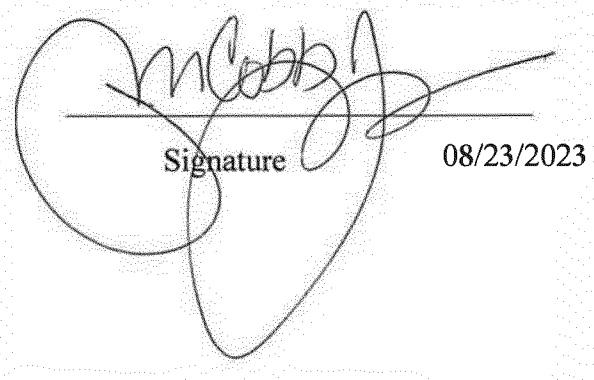
NOTARY PUBLIC

My Commission Expires: 04/16/2024

JESSICA EVINGER
Notary Public for the
State of Montana
Residing at ENNIS, MT
My Commission Expires
April 16, 2024

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **August 23**, 2023.



Signature 08/23/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

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



Notary's Signature

My Commission Expires: 9-8-2025

