RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215
BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1046567 DEEDWARR
09/06/2023 10 34 26 AM 2 pgs
Fees $13 00 Taxes $25,456 00

20230906-0069801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,880,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF September, 2023

Notary Public

MY COMMISSION EXPIRES 11/2/2026

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
8382 Collins Road Trust U/A/D September 5, 2023	NEW OWNER	
(NAME) 4011 Armory Oaks Drive	(NAME)	155-00-0-284 00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JOHN BUNGE, TRUSTEE OF THE COLLINS ROAD LAND TRUST DATED JULY 10, 2020**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN J. EGGART, TRUSTEE OF THE 8382 COLLINS ROAD TRUST U/A/D SEPTEMBER 5, 2023 AND HIS SUCCESSORS IN TRUST,** 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:

Land located in Nashville, Davidson County, Tennessee, said land being a 6.01 acre tract of land located north of Collins Road, described according to a boundary survey dated 12-4-07 by Campbell, McRae & Associates Surveying Inc., (John Hood, TN RLS #1838) as follows: Commencing at an iron rod (old) in the southerly line of the Herndon Family Partners, L.P. Land (Book 9793, Page 14 R.O.D.C.TN), said rod being located S 38 degrees 11 minutes 25 seconds W, 194.95 feet from an iron rod (old) at a corner to said Herndon Family Partners, L.P. and the D. C. Walden, et ux land (Book 8572 Page 281, R.O.D.C.TN) and being the northeast corner of the Gary W. Chapman land (Instrument No. 20001109-0111525 R.O.D.C., TN); Thence, South 25 degrees 02 minutes 12 seconds W, 340.86 feet to an iron rod (new), the true point of BEGINNING for the herein described land; thence, severing said Chapman, South 28 degrees 14 minutes 42 seconds East, crossing the centerline of an ingress/egress easement that leads to Collins Road, at 28.50 feet for a total distance of 319.31 feet to an iron rod (new); thence South 12 degrees 18 minutes 35 seconds West, 310.68 feet to an iron rod (new); thence South 80 degrees 07 minutes 25 seconds West, crossing the easterly edge of a utility easement that serves herein described land at 144.53, the westerly edge of said easement at 297.61 feet for a total distance of 429.73 feet to an iron rod (new); thence North 21 degrees 28 minutes 51 seconds 211.59 feet to an iron rod (new); thence North 05 degrees 21 minutes 37 seconds East, 235.19 feet to an iron rod (new); thence North 60 degrees 00 minutes 00 seconds East, 454.95 feet to the point of beginning, containing 6.01 acres, more or less.

Being the same property conveyed to John Bunge, Trustee of The Collins Road Land Trust dated July 10, 2020, by Warranty Deed from Robert Ainsworth Parks and Marie Ann Parks of record in Instrument No. 20200804-0085864 Register's Office for Davidson County, Tennessee, dated July 31, 2020.

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

unimproved
This is improved x property, known as 8382 Collins Road, Nashville, TN 37221-3903
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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.

Witness my hand this 5th day of September, 2023

THE COLLINS ROAD LAND TRUST DATED JULY 10, 2020

BY John Bunge, Trustee

JOHN BUNGE, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, John Bunge, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Collins Road Land Trust dated July 10, 2020, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 5th day of September, 2023.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Commission expires.

Notary Public