Karen Johnson Davidson County
Batch# 1050202 DEEDQC
09/15/2023 08:15:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230915-0072327

This Instrument Prepared By and Return To:
Stewart Title Company
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122
File #1403002

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
THYMUS, LLC	Same As New Owner	04400006200
PO Box 1955		
Mt. Juliet, TN 37121		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Amelia F. Woods, an unmarried woman and Billy R. Clemmons, an unmarried man,** hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **THYMUS, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEE, all right, title and interest, he has in the property listed below:

Land situated in the 11th Council District of Davidson County, Tennessee, being land previously conveyed to Amelia F. Woods and Billy R. Clemmons in Instrument Number 20180920-0093369, of record in the Register's Office for Davidson County, Tennessee (R.O.D.C.,TN), and is more particularly described as follows:

Commencing at the northwesterly corner of Lot 28, as shown on the Knoll, of record in Plat Book 2330, Page 94, R.O.D.C.,TN, said corner being found along the northeasterly margin of Bettie Drive, thence southeasterly along said margin, a distance of 71.90 feet to a concrete monument found, said monument being the point of beginning of the herein described land; Thence leaving said margin and along the Knoll, North 58 degrees 44 minutes 54 seconds East, passing through a 1/2" rebar found with a Rainey cap, for a distance of 481.66 feet, for a total distance of 485.93 feet to a point along the southwesterly margin of Robinson Road; Thence along said margin, South 20 degrees 04 minutes 59 seconds East, a distance of 231.86 feet to a point, said point being along the line of land conveyed to Richland South, LLC, of record in Instrument Number 20170314-0024951, R.O.D.C.,TN; Thence leaving said margin and along said line for the following 2 calls, South 56 degrees 37 minutes 31 seconds West, passing through a 1/2" rebar found with a Rainey cap, for a distance of 7.38 feet, for a total distance of 885.53 feet to a 1/2" rebar with a Rainey cap; Thence North 34 degrees 17 minutes 34 seconds West, a distance of 215.99 feet to a 1/2" rebar found with a Rainey cap, said rebar being along the line of Lot 23 of aforementioned Knoll; Thence along the lines of the Knoll for the remaining calls, North 40 degrees 32 minutes 35 seconds East, a distance of 141.34 feet to a found rail;

Thence North 58 degrees 39 minutes 05 seconds East, a distance of 270.66 feet to a concrete monument, said monument being found along the southwesterly margin of Bettie Drive; Thence along the existing southerly terminus of Bettie Drive, North 58 degrees 46 minutes 15 seconds East a distance of 50.44 feet to the point of beginning of the herein described land, containing 219,586.178 square feet or 5.04 acres of land. This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor number 2660 on September 13, 2023 under Gresham Smith Project Number 45290.00.

Being a portion of the same property conveyed to Burnice E. Clemmons and Gladys J. Clemmons by Warranty Deed of record in Book 2143, page 19, of the Register's Office of Davidson County, Tennessee. Being further conveyed to Burnice E. Clemmons and Gladys J. Clemmons, as equal tenants in common, by Warranty Deed record in Instrument 20011121-0127925, said Register's Office. The said Burnice E. Clemmons conveyed the subject property to Burnice E. Clemmons, a 99.5% interest; and John E. Clemmons, Amelia F. Woods and Billy R. Clemmons, with rights of survivorship as between them, a 0.5% interest by Quitclaim Deed of record in Instrument 20011121-0127926, said Register's Office. The said Gladys J. Clemmons conveyed to the subject property to Gladys J. Clemmons, a 99.5% interest; and John E. Clemmons, Amelia F. Clemmons and Billy R. Clemmons, with rights of survivorship as between them a 0.5% interest, by Quitclaim Deed of record in Instrument 20011121-0127927, said Register's Office. The said Burnice E. Clemmons having since died testate devising his interest in the subject property to Gladys J. Clemmons as evidenced by his Last Will & Testament c record in Docket No. 07P-1200, in the Probate Court for Davidson County, Tennessee. The said Gladys J. Clemmons conveyed the subject property to John E. Clemmons, as to a one-third (1/3) undivided interest, as tenant in common, by Quitclaim Deed of record in Instrument 20130425-0041322, as corrected by Deed of Correction of record in Instrument 20130516-0049570, said Register's Office. The said Gladys J. Clemmons conveyed the subject property to Billy R. Clemmons, as to a 66% interest, by Quitclaim Deed of record in Instrument 201308160086486, said Register's Office. The interest in the above described real is estate is veste as follows: Billy R. Clemmons as to a 66% undivided interest as tenant in common, John E. Clemmons as to a 33% undivided interest as tenant in common and John E. Clemmons, Amelia F. Woods and Billy R. Clemmons as to a 1.0% undivided interest with rights of survivorship between them. Subsequently, John E. Clemmons conveyed all of his interest in subject property to Amelia F. Woods and Billy R. Clemmons by Quitclaim Deed of record in Instrument No. 20180920-0093369, said Register's Office. The interest is subject property is now held as follows: Billy R. Clemmons as to 82.5% undivided interest as tenants in common, Amelia F. Woods as to a 16.5% undivided interest as tenants in common and Billy R. Clemmons and Amelia F. Woods as to a 1.0% undivided interest with rights of survivorship between them.

See Survey as Exhibit "A"

This property has never been the marital residence of the Grantor(s).

This is improved property known as 1102 Robinson Road, Old Hickory, TN 37138.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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

IN WITNESS WHEREOF, the GRANTOR(S) have hereunder set his/her/their hand(s) this 14th day of September, 2023.

Amelia F. Woods by Billy R. Clemmons A.I.
AMELIA F. WOODS
BY: BILLY R. CLEMMONS, ATTY-IN-FACT

Billy R. Clemmons
BILLY R. CLEMMONS

State of Tennessee
County of Wilson

On this 14th day of September, 2023, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Billy R. Clemmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Amelia F. Woods, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record at Instrument Number ___202309150072325_____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 14th day of September, 2023.

SHEILA MCCORD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public:
My Commission Expires: 1.30.27

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Billy R. Clemmons**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of September, 2023.

SHEILA MCCORD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public:
My Commission Expires: 1.30.27

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

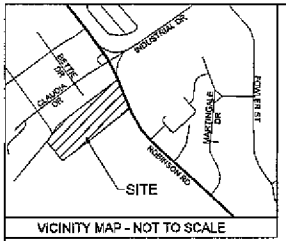
Subscribed and sworn to before me, this 14th day of September, 2023.

NOTARY

MY COMMISSION EXPIRES: 1.30.27

SHEILA MCCORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"



VICINITY MAP - NOT TO SCALE

Stewart Title Guaranty Company File No.: 1114-232
Commitment Date: September 6, 2022 at 8:00 A.M.
Proposed Insured: Thymios, LLC, a Tennessee limited liability company

SCHEDULE B-II

A. Defects, liens, encumbrances, adverse rights, or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date hereof but prior to the date the proposed Insured acquired for value of record the estate or interest or mortgage thereon covered by this Commitment. NOT A SURVEY MATTER.

B. Standard Exceptions:
(1) Rights or claims of persons in possession not shown by the public records. NOT A SURVEY MATTER.
(2) Easements, or claims of easements, not shown by the public records. NONE KNOWN TO SURVEYOR.
(3) Encroachments, overlaps, boundary line disputes, shortages in area, or other matters which would be disclosed by an accurate survey or inspection of the premises. AS SHOWN HEREON. PENCIN 0 IMPROVEMENTS EXIST ALONG CERTAIN PROPERTY LINES.
(4) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. NOT A SURVEY MATTER.
(5) Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured. NOT A SURVEY MATTER.
(6) Restrictions upon the use of the premises not appearing in the chain of title to the land. NOT A SURVEY MATTER.
(7) Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests not listed. NOT A SURVEY MATTER.

C. Special Exceptions:
(1) Taxes for the current year
Davidson County Taxes for 2022 are PAID in the amount of $1,912.80.
Davidson County Taxes for 2023 and subsequent years are a lien not yet due and payable.
Davidson County Partnership Taxes for 2022 are PAID in the amount of $0.27.
Davidson County Partnership Taxes for 2023 and subsequent years are a lien not yet due and payable.
Personal Taxes are assessed against "McAvoy Nolen Ranch, LLC"
Map-Parcel No. 044-00-0-062.00
If improvements are completed after January 1 of the year, the Levy applies proportional tax and interest for the year in which improvements are completed as certified by assessor. We assume no liability for taxes, interest, penalties or assessments for prior years unless as Tennessee Code Annotated, Section 67-5-412, et seq.
TAXES NOT A SURVEY MATTER.

(2) Notice of Lien executed by Amelia F. Woods in favor of Billy R. Clemmons against her undivided interest in the real property located at 1102 Robinson Road, Old Hickory, Tennessee 37138 in the amount of $215,000.00 to secure a loan to Amelia F. Woods from Billy R. Clemmons dated October 19, 2016 and recorded on November 3, 2016 in Instrument No. 20161103-0114354 , Register's Office for Davidson County, Tennessee. See Subordination of Notice of Lien recorded on December 10, 2020 in Instrument No. 20201210-0134799, Register's Office for Davidson County, Tennessee, in favor of JPI Hickory Creek Lenoir, RELEASE TO BE SIGNED AT CLOSING. NOT A SURVEY MATTER.

(3) Memorandum of Real Property Purchase and Sale Agreement between WAIT Holdings, LLC, a Delaware limited company, and Amelia F. Woods and Billy R. Clemmons of record in Instrument No. 20210115-0012858, Register's Office, DOES NOT RELEASE OR AFFECT SUBJECT PROPERTY. NOT A SURVEY MATTER.

(4) The property has no information regarding the flood plain of the subject property. AFFECTS SUBJECT PROPERTY, FLOOD PLAIN DEFINITION AS SHOWN HEREON. SEE GENERAL NOTE 5.

(5) Any item of land sliding under The Federal TVA in Lindsey Act. NOT A SURVEY MATTER.

(6) Perpetual Easement for Highway purposes to the State of Tennessee along with Drainage and Slope Easements of record in Book 4491, Page 68, re-recorded in Book 4422, Page 28, Register's Office for Davidson County, Tennessee. DOES NOT AFFECT SUBJECT PROPERTY. ZONED TO WITHIN THE BOUNDS OF ROBINSON ROAD.

(7) Right of Way Easement for Highway purposes to the State of Tennessee of record in Book 4373, page 118 and Book 5304, Page 286, said Register's Office. As may affect, BOOK 5304, PAGE 286 IS THE MOST RECENT TAXING DOCUMENT ALONG THE WEST FRONTAGE AFFECTS SUBJECT PROPERTY. BOOK 5304, PAGE 286 IS NOT LOCATED ON SUBJECT PROPERTY, DOES NOT AFFECT.

(8) All matters as shown on the deed and boundary survey filed as Exhibit A to said deed of record in Instrument No. 20150624-0080323, as Instrument No. 20130605-0108564, as in Register's Office. Subject property is identified as "Remaining Lands of Clemmons - 5.01 +/- Acres" on said survey. AFFECTS SUBJECT PROPERTY. AS SHOWN HEREON

(9) Any assignment or option, or affecting any the exact amount of unpaid footage of acreage of said property. ACREAGE AS SHOWN HEREON.

(10) This is the portion of subject property widths and will in the bounds or roads, highways, easements and rights-of-way. RIGHT-OF-WAY LINE SHOWN HEREON. STATE OF TENNESSEE & CLOSED PROPERTY AS ITEMS 6 & 7 ABOVE.

(11) Subject to the rights of the owner of the subject property to access to a public thoroughfare. SUBJECT PROPERTY HAS DIRECT ACCESS TO PUBLIC RIGHT-OF-WAY

(12) All matters appearing on a survey dated December 28, 2022 prepared by Christopher Lyle Goetz, TN RLS #2630, including but not limited to a portion of the subject property lies in Flood Zone X, AS SHOWN HEREON

UTILITY DISCLOSURE: Gresham Smith/Land surveyor does not guarantee the accuracy of surface underground utility locations or surface and location of all underground utilities are visible including underground surface lines shall not be relied upon without verification from proper utility authority having jurisdiction. Gresham Smith has not previously located the underground utilities, sewer grade and/or underground utilities shown were taken from visible appurtenances on the site, public records and /or maps presented by others. Gresham Smith makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Gresham Smith further does not warrant that the underground utilities are in the exact location indicated. There fore call sewer size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility authority. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than, nor (2) not more than (10) working days prior to the date of their start on a project and also to avoid any possible federal or state. TENNESSEE ONE CALL 811.

LEGEND

●	Found 1/2" Diameter Rebar with Cap	⊙	Power Manhole
○	(Found) Property Corner	▥	Catch Basin
○	(Found) Concrete Monument/Witness	⊘	Power Pole
———	Property Line	▦	Electric Pedestal / Transformer Pedestal
———	Adjacent Property Line	⊠	Water Meter
———	Easement Line	⋈	Water Valve
———	Sewer Line	⊛	Fire Hydrant
———	Overhead Electric Line	⊞	Air Conditioning Unit
———	Storm Drainage Pipe	▭	Mailbox
———	Fence	⊗	Decorative Tree

Property Description from Title Exam/prior:

LAND in Davidson County, TN: Civil District, and being located on the West side of Robinson Road being described according to a survey by J. Bruce Rainey, Surveyor #823 dated August 24, 2000, and described as follows:

BEGINNING at an iron pin set in the Westerly right-of-way of Robinson Road at the Northeast corner of the B. E. Clemmons, et al property of record in Book 2945, Page 79, ROD, TN., said pin also being the Southeast corner of the herein described corner of the Rivell Subdivision of record in Book 5336, page 86, ROD, TN. thence from said point of beginning with the right-of-way of Robinson Road South 19 deg 20 west, 24 feet East 232.72 feet to an iron pin set, thence leaving Robinson Road with a new line severing the Clemmons' property of which this is a part South 58 deg 37' 49 E. 252 feet West 870.29 feet to an iron pin set, thence North 35 deg 17 min 34 sec. West 215.09 feet to an iron pin set in the Southerly line of The Knoll Subdivision a Position found, thence with said line South 48 deg 33 min. 55 sec. East 141.41 feet to an existing monument, thence from 58 deg. 30 min 41 sec. East 270.27 feet to a concrete monument, thence North 52 deg 47 min. 32 sec East 50.43 feet to a concrete monument, thence North 58 deg. 44 min 51 sec East 481.78 feet to the point of beginning, containing 5.01 acres, more or less.

Being a portion of the same property conveyed to Sunrise E. Clemmons and Gladys J. Clemmons by Warranty Deed of record in Book 2143, page 18, of the Register's Office of Davidson County, Tennessee, Being further conveyed to Sunrise E. Clemmons and Gladys J. Clemmons, as equal tenants in common, by Warranty Deed of record in Instrument: 20011121-0127925, said Register's Office. The said Sunrise E. Clemmons conveyed the subject property to Sunrise E. Clemmons, a 49.3% interest, and John E. Clemmons, Amelia F. Woods and Billy R. Clemmons, each tigers of ownership as between them, a 16.9 interest by Quitclaim Deed of record in Instrument 20011121-0127926, said Register's Office. The said Gladys J. Clemmons conveyed to the subject property to Gladys J. Clemmons, a 50.6 % interest, and John E. Clemmons, Amelia F. Clemmons and Billy R Clemmons, each rights of ownership as between them a 16.9 % interest, by Quitclaim Deed of record in Instrument 20011121-0127927, said Register's Office. The said Sunrise E. Clemmons having since died testate, owning his interest in the subject property to Gladys J Clemmons as evidenced by Ms. Last Will & Testament of record in Docket No. 67P- 1288, in the Probate Court for Davidson County, Tennessee. The said Gladys J. Clemmons conveyed the subject property to John E. Clemmons, as a one-sixth (1/6) undivided interest, as tenant in common, by Quitclaim Deed of record in Instrument 20104251-0061132, as corrected by Deed of Correction of record in Instrument: 20112251-0084979, said Register's Office. The said Gladys J. Clemmons conveyed the subject property to Billy R. Clemmons, as to a 50% interest, by Quitclaim Deed of record in Instrument: 20120618-0069480, said Register's Office. The interest in the above described parcels is subject to and: Billy R. Clemmons as to a 50% undivided interest as tenant in common, John E. Clemmons as to a 33% undivided interest as tenant in common and John E. Clemmons, Amelia F. Woods and Billy R. Clemmons as to a 1.8% undivided interest with rights of survivorship between them. Subsequently, John E. Clemmons conveyed all of his interest in subject property to Amelia F. Woods and Billy R. Clemmons by Quitclaim Deed of record in Instrument No. 20180320-0032360, said Register's Office. The interest is subject property is now held as follows: Billy R. Clemmons as a 83.3% undivided interest as tenant in common, Amelia F. Woods as to a 16.6% undivided interest as tenants in common and Billy R. Clemmons and Amelia F. Woods as to a 1.8% undivided interest with rights of survivorship between them.

This is property with a common address of 1102 Robinson Road, Old Hickory, TN 37138.

TABLE A - ITEM NOTES

ITEM 1a - FOUND OR SET, AS SHOWN ON SURVEY.
ITEM 2a - CURRENT PARCEL ADDRESS SHOWN IN TITLE BLOCK.
ITEM 3 - SEE GENERAL NOTE 6.
ITEM 4 - PARCEL AREA: 218,385 SITE SF, 5.04 AC.
ITEM 5 - 5' CONTOUR INTERVALS SHOWN HEREON.
ITEM 6(a) - ZONING INFORMATION NOT PROVIDED TO THE SURVEYOR
ITEM 7 - AS SHOWN HEREON.
ITEM 8 - 0 PARKING SPOTS ON THE SUBJECT PROPERTY.
ITEM 11A - UNDERGROUND UTILITIES SHOWN PER TENNESSEE ONE CALL MARKED IN THE FIELD. SEE UTILITY DISCLAIMER AS SHOWN HEREON.
ITEM 13 - ADJOINING OWNERS AS SHOWN WITHIN GRAPHIC PORTION OF THIS WORK. INFORMATION TAKEN FROM METROPARCEL VIEWER.
ITEM 14 - SUBJECT PROPERTY IS NORTHEASTERLY CORNER IS ~312' FROM THE APPROXIMATE CENTERLINE INTERSECTION OF ROBERTSON, BRICK AND ROBINSON ROAD.
ITEM 16 - EARTH MOVING ACTIVITY NOT OBSERVED AT TIME OF SURVEY.
ITEM 17 - NO INFORMATION WAS PROVIDED TO THE SURVEYOR CONCERNING PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
ITEM 18 - PLOTTABLE OFFSITE EASEMENTS ARE AS SHOWN HEREON. ADDITIONAL EASEMENTS MAY EXIST.
ITEM 19 - NOT REQUIRED ON FACE OF SURVEY

To: Thymios, LLC, a Tennessee limited liability company

This Note certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(a), 6, 7, 8, 11a, 13, 14, 16-18 of Table A thereof.

This fieldwork was completed on September 28, 2022.

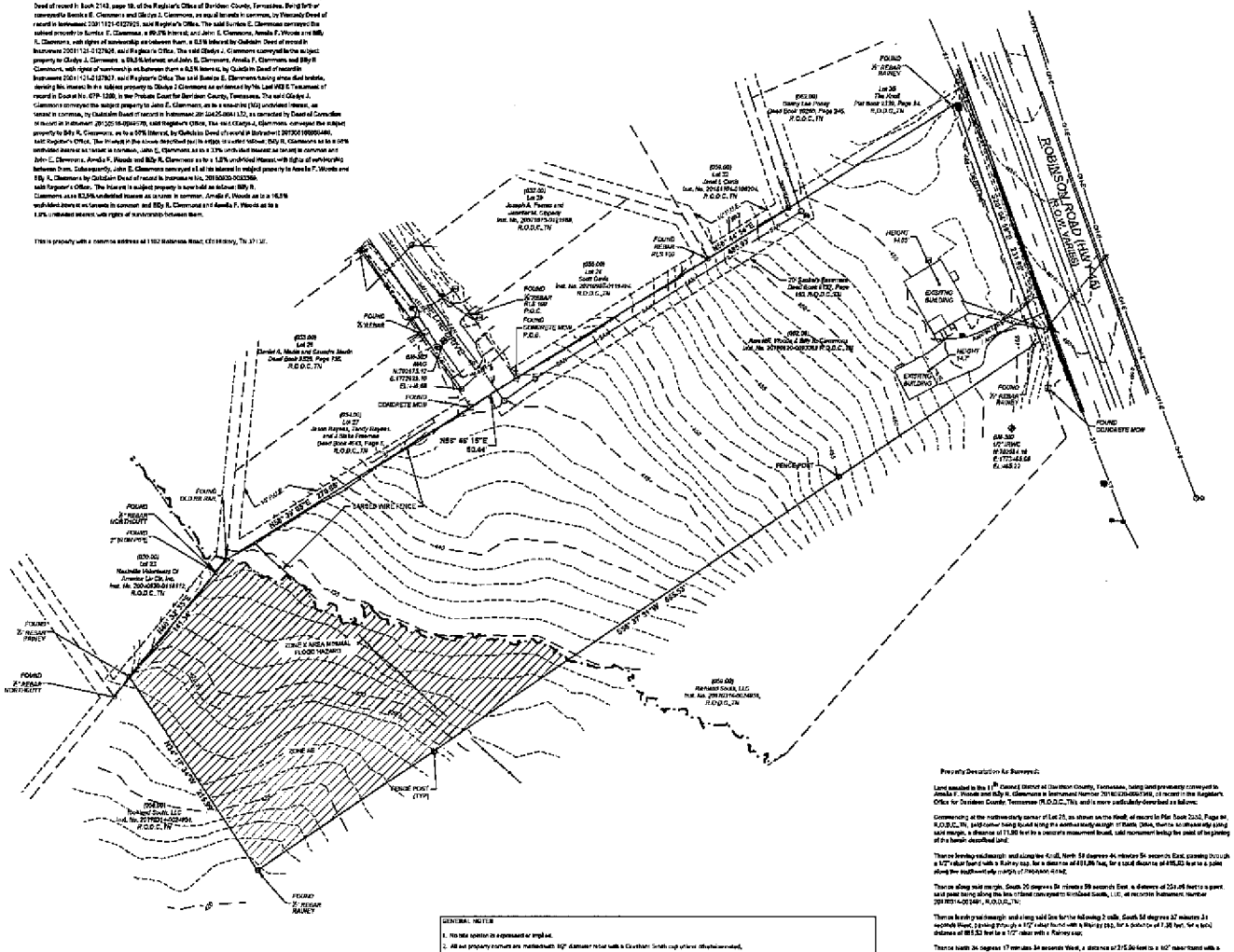
Date of Plat or Map: September 29, 2022

Christopher Lyle Goetz, TN RLS 2630 — 9/13/23 — Date

NORTH

0 50 100
GRAPHIC SCALE

Source of North
TNSPCS ZONE 4100
NAD83 (2011)
GEOID 18



GENERAL NOTES

1. No new section or expressed or implied.
2. All set property corners are monumented with 5/8" diameter rebar with a Gresham Smith cap unless otherwise noted.
3. This property has shown and seems a dedicated public right-of-way of Robinson Road and Bertie Drive.
4. The area of the adjacent shall building/garage have not been surveyed and have been graphically depicted from a compilation of record data and Metro Nashville's GIS data.
5. This survey has been aligned, scaled and detail digitally.
6. By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current FEMA Map No. 47037C0214H with an effective date of 04/05/2017, which makes up a part of the Nashville Flood Insurance Administration Report, Community No. 47037, Panel No. 0143 Suffix H which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" as the "Other Areas" as "Areas determined to be outside the 0.2% annual chance floodplain."
7. The site has not been visited since September 28, 2022. Current conditions may differ from those shown on the work.

Property Description As Surveyed:

Land situated in the 11th District of Davidson County, Tennessee, being land previously conveyed to Amelia F. Woods and Billy R. Clemmons in Instrument Number 20180320-0032360, of record in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), and is more particularly described as follows:

Commencing at the northeasterly corner of Lot 28, as shown on the Knoll, of record in Plat Book 5336, Page 84, R.O.D.C., TN, said corner being found lying on a southwesterly margin of Bertie Drive, thence southeasterly along said margin, a distance of 71.90 feet to a concrete monument found, said monument being the point of beginning of the herein described land;

Thence leaving said margin and along the Knoll, North 58 degrees 44 minutes 54 seconds East, passing through a 1/2" rebar found with a Rainey cap, for a distance of 481.86 feet, for a total distance of 485.82 feet to a point along the southwesterly margin of Robinson Road;

Thence along said margin, South 20 degrees 54 minutes 59 seconds East, a distance of 224.96 feet to a point, said point being along the line of land conveyed to Richland Sales, LLC, of record in Instrument Number 20070921-0092954, R.O.D.C., TN;

Thence leaving said margin and along said line for the following 2 calls: South 58 degrees 37 minutes 34 seconds West, passing through a 1/2" rebar found with a Rainey cap, for a distance of 7.38 feet, for a total distance of 869.52 feet to a 1/2" rebar with a Rainey cap;

Thence North 35 degrees 17 minutes 34 seconds West, a distance of 215.09 feet to a 1/2" rebar found with a Rainey cap, said rebar being along the line of Lot 28 of aforementioned Knoll;

Thence along the lines of the Knoll for the remaining calls, North 48 degrees 32 minutes 36 seconds East, a distance of 141.34 feet to a found rod;

Thence North 58 degrees 39 minutes 05 seconds East, a distance of 270.66 feet to a concrete monument, said monument being found lying in a southwesterly margin of Bertie Drive;

Thence along the entirety southerly terminus of Bertie Drive, North 58 degrees 46 minutes 15 seconds East a distance of 52.44 feet to the point of beginning of the herein described land containing 218,585.779 square feet or 5.04 acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor number 2630 on September 13, 2023 under Gresham Smith Project Number 45280.00.

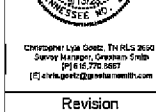
Gresham Smith
GreshamSmith.com
222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

1102 ROBINSON ROAD

BEING TAX MAP 044-00, PARCEL 62.00

11TH CIVIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

THIS PLAT HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY.



Christopher Lyle Goetz, TN RLS 2630
Survey Manager, Gresham Smith
(P) 615.770.8887
(E) chris.goetz@greshamsmith.com

Revision

No.	Date	Description

ALTA/NSPS
Land Title Survey

1 of 1

45280.00
09/13/2023

This Line Is 3 Inches When Printed Full Size

20230915007232?

\\gsdata\projects\nashville_nfs\45280\045280.00\survey\CAD\45280.00_XrefsLog.dwg - Chris Goetz - 9/13/2023 8:52:12 PM

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **September 14, 2023** (date of document).

Cindy S. Smith, Affiant

09/14/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 14th day of September, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026