Karen Johnson Davidson County
Batch# 1050227 DEEDWARR
09/15/2023 09 14 05 AM 4 pgs
Fees $22.00 Taxes $0.00

20230915-0072361

Robertson County Tennessee
Rec #: 346903 Instrument # 420293
Rec'd. 20.00 Recorded
State. 7955.00 9/6/2023 at 10:09 AM
Clerk: 1.00 in Record Book
Other: 2.00 2273
Total 7978 00 PGS 986-989

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 23-4324
Parcel ID: 138-057.00 (Robertson Co)
005-020 00 & 005-000-045 00 (Davidson Co)

Property Address:
8251 Greenbrier Road, Joelton, TN 37080

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Braskey Farms, LLC
700 12th Ave. South #1413
Nashville, TN 37203

Name and Address of New Owner:
Braskey Farms, LLC
700 12th Ave. South #1413
Nashville, TN 37203

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BROADSHIRE FARMS, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **BRASKEY FARMS, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **Counties of Robertson and Davidson**, State of Tennessee, to-wit:

Tract 1 (8251 Greenbrier Road):

Property located in the 14th Civil District of Robertson County, and also in Davidson County, Tennessee. Being shown as Parcels 57.00 and 62.00 on Robertson County Property Map 138. Being shown as Tract 1 on a Survey by C&K Surveyors, L.L.C. dated December 26, 2013, and being more particularly described as follows:

Beginning at a point in the center of a gravel drive and the center of a drain, at the Southeast corner of the herein described tract. Said point being the Northeast corner of a 10.01 acre tract conveyed to the Darnell Family Trust by Deed of record in Record Book 1495, Page 389, R.O.R.C., TN. Said point being the Northwest corner of the Willie J. Jacob Property, of record in Record Book 541, Page 331, R.O.R.C., TN., and being the Southwest corner of the Charles A. Yearta Property, of record in Record Book 1453, Page 702, R.O.R.C., TN. Thence, from said Point of Beginning, along the center of a gravel drive and along the Northerly line of the Darnell Family Trust 10.01 acre tract, the following calls: South 89°29'16" West - 25.79' to a point; thence South 76°33'56" West - 55.99' to a point; thence North 89°55'56" West - 51.60' to a point; thence North 79°09'21" West - 55.55' to a point; thence North 71°17'20" West - 57.03' to a point; thence North 60°00'51" West - 80.24' tp a point; thence North 66°11'35" West - 32.45' to a point; thence North 74°25'37" West - 84.80' to a point; thence North 70°31'26" West - 83.96' to a point; thence North 61°30'42" West - 49.57 to an existing iron pin in the center of said drive at the Northwest corner of the 10.01 acre tract. Thence, leaving said gravel drive, with the Westerly line of the 10.01 acre tract, South 39°26'30" West - passing a witness iron pin at 524.77'., in all a total of 544.34' to a point in the creek in the Northerly line of Tract 2 of same survey. Thence, along the center of the creek and the Northerly line of Tract 2, North 62°59'10" West 354.78' to a point; thence North 62°09'36" West - 320.63' to a point; thence North 41°17'46" West - 164.88' to a point; thence North 35°59'30" West - 281.25' to a point; thence North 71°19'32" West - 146.91' to a point; thence South 82°14'21" West - 205.40' to a point in the center of the creek and in the Easterly line of the Cathy Sewell Property of record in Instrument No. 20070924-0113515, R.O.D.C., TN. Thence, leaving said creek, with the Easterly corner of Sewell, North 05°10'11" West - 323.94' to an existing iron pin at the Northeast corner of Sewell and the Northwest corner of the herein described tract, said pin also being in the Southerly line of the Reba F. Harris property of record in Deed Book 173, Page 259, R.O.R.C., TN. Thence, along

the Southerly line of Harris, South 89°48'22" East - 1154.38' to an existing iron pin; thence South 89°51'40" East - passing a witness iron pin at 1602.84' - in all a total of 1625.48' to a point in the center of a drain at the Northeast corner of the herein described tract and the Northwest corner of the Charles A. Yearta Property, aforementioned. Thence, with the Westerly line of Yearta and with the center of said drain the following calls: South 24°04'21" West - 127.64' to a point; thence South 59°21'04" West - 103.45' to a point; thence South 30°33'15" West - 25.85' to a point; thence South 65°00'27" West - 137.75' to a point; thence South 64°32'35" West - 208.87' to a point; thence South 36°09'05" West - 129.82' to a point; thence South 20°02'01" West - 292.57' to the Point of Beginning, containing 36.611 acres, more or less.

Tract 2 (0 Jackman Road):

Property located in the 1st Councilmanic District of Davidson County, Tennessee, being shown as Parcels 4.00 and 20.00 on Davidson County Property Map 5, being shown as Tract 2 on a survey by C&K Surveyors, L.L.C. dated December 26, 2013, and being more particularly described as follows:

Beginning at an existing iron pin at the Northeast corner of the herein-described tract, said pin being the Southeast corner of a 10.01 acre tract conveyed to the Darnell Family Trust by deed of record in Record Book 1495, Page 389, R.O.R.C, TN. Said pin also being the Southeast corner of the Willie J. Jacob Property of record in Record Book 542, Page 331, R.O.R.C., TN, said pin being located S 04 degrees 30' 30" W - 732.71' from the center of a gravel drive and the Northeast corner of the 10.01 acre tract. Thence, from said Point of Beginning, S 04 degrees 30' 30" W - 35.86' to a point in the creek in the Northerly line of the Donnie R. Broadway, Sr. property of record in Deed Book 8844, Page 711, R.O.D.C., TN. Thence, along the Northerly line of Broadway, S 89 degrees 59' 35" W - 1803.33' to an existing iron pipe at the Northeast corner of the Kelly B. Gupton etux property of record in Instrument No. 20040202-0012416, R.O.D.C., TN. Thence along the Northerly line of Gupton, N 88 degrees 40' 05" W - 136.86' to a fence corner at the Southwest corner of the herein-described tract and the Southeast corner of the Cathy Sewell property of record in Instrument No. 20070924-0113515, R.O.D.C., TN. Thence along the Easterly line of Sewell, N 05 degrees 10' 11" W - 1172.52' to a point in the center of a creek at t he Southwest corner of Tract 1. Thence leaving the line of Sewell, with the Southerly line of Tract 1 and the center of said creek the following calls: N 82 degrees 14' 21" E - 205.40' to a point; thence S 71 degrees 19' 32" E - 146.91' to a point; thence S 35 degrees 59' 30" E - 281.25' to a point; thence S 41 degrees 17' 46" E - 164.88' to a point; thence S 62 degrees 09' 36" E - 320.63' to a point; thence S 62 degrees 59' 10" E - 354.78' to a point in the center of the creek at the Southwest corner of the 10.01 acre tract conveyed to the Darnell Family Trust. Thence along the Southerly line of said tract, N 86 degrees 30' 00" E - 144.83' to an existing iron pin; thence S 43 degrees 25' 49" E - 346.35' to an existing iron pin; thence S 64 degrees 53' 34" E - 496.48' to the Point of Beginning, containing 27.936 acres, more or less.

There is included within the bounds of the above tract, a 0.947 acre tract shown as the Church Tract on the survey. This tract is specifically excluded from this conveyance. Therefore, the total area of Tract 2 is 26.949 acres. The said 0.947 acre tract excluded here from is more particularly described as follows:

Property located in the 1st Councilmanic District of Davidson County, Tennessee, being shown as a part of Parcel 4.00 on Davidson County Property Map 5. Being shown as the Church Tract on a survey by C&K Surveyors, L.L.C. dated December 26, 2013, and being more particularly described as follows:

Beginning at an iron pin set at the Southernmost corner of the herein-described tract. Said pin being located N 17 degrees 36' 20" E - 198.28' from a fence corner at the Southwest corner of Tract 2 of the same survey and the Southeast corner of the Cathy Sewell Property of record in Instrument No. 20070924-0113515, R.O.D.C., TN. Thence, from said Point of Beginning, N 30 degrees 06' 56" W - 125.00' to an iron pin set; thence N 59 degrees 01' 14" E - 330.00' to an iron pin set; thence S 30 degrees 06' 56" E - 125.00' to an iron pin set; thence S 59 degrees 01' 14" W - 330.00' to the Point of Beginning, containing 41,255 square feet, or 0.947 acres, more or less, together with a perpetual

easement for ingress and egress to said parcel over an existing private drive across the property conveyed.

Being the same property conveyed to BROADSHIRE FARMS, LLC, a Tennessee Limited Liability Company by Deed dated December 30, 2022 from RYAN MICKLE, a single man, recorded January 5, 2023, in Book 2226, Page 378, in the Official Records of Robertson County, Tennessee, and in Instrument No. 20230104-0000637, dated 12/30/2022 and recorded 1/4/2023..

~~Being the same property conveyed to BROADSHIRE FARMS, LLC, a Tennessee Limited Liability Company by Deed dated December 30, 2022 from RYAN MICKLE, a single man, recorded January 5, 2023, in Book 2226, Page 378, in the Official Records of Robertson County, Tennessee, and in Instrument No. 20230104-0000637, dated 12/30/2022 and recorded 1/4/2023..~~ 58

This is improved property known as, 8251 Greenbrier Road, Joelton, TN 37080.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND GRANTOR DOES COVENANT with said Grantee, its successors, and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1 2023 Robertson County & Davidson County property taxes are a lien not yet due and payable.

2. Ingress and Egress Easement for Private Drive as contained in Instrument No. 20230104-0000637, Register's Office for Davidson County, Tennessee.

3. The flow and overflow of those creeks running along or through the subject property, and the rights of others to the waters of said creek.

4. Subject to rollback taxes which may be assessed against the subject property in accordance with the classification by the Robertson County Property Assessor of the property to be "agricultural", and thus subject to rollback taxes pursuant to T.C.A. 67-5-1001. Any rollback taxes assessed against subject property will be paid by Grantee

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this 5 day of September, 2023.

BROADSHIRE FARMS, LLC, a Tennessee Limited Liability Company

By: _____
HARRISON THOMAS, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared HARRISON THOMAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Sole Member of **BROADSHIRE FARMS, LLC, a Tennessee Limited Liability Company**, the within name bargainer, a limited liability company, and that he as such Sole Member, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself, respectively.

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



Notary Public

My Commission Expires: 2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $2,150,000.00.

Affiant

SWORN TO and subscribed before me on this 5 day of September, 2023.



Notary Public

My Commission Expires: 2-1-27