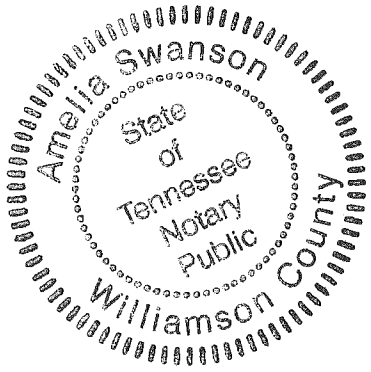
Karen Johnson Davidson County
Batch# 1064757 DEEDWARR
10/25/2023 02:16:30 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20231025-0083652

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF Oct, 2023

Notary Public

MY COMMISSION EXPIRES: 3/23/27

(AFFIX SEAL)

MST 2023-1091

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ADM, LLC	ADM, LLC	186-00-0-024.00
(NAME)	(NAME)	
7001 Burkitt Rd	5595 Franklin RD	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4710	Brentwood, TN 37027	
(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, WE, **BRDP, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADM, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County. Tennessee, as described by a survey dated August 16, 1996, by Michael V. Holmes, Tennessee #213, as follows:

Beginning at an iron pin in the southern right of way of Burkitt. Road, said iron pin being the northwest corner of Goodwin Subdivision; recorded in Plat Book 8250, page 346, of the Register's Office for Davidson County, Tennessee; thence with the southern right of way of said Burkitt Road, North 74 deg. 27' 15' West 262.39 feet to the true point of beginning; Thence leaving said right of way of Burkitt Road South 13 deg. 50' 66" West 815.90 feet to an iron pin in a fence, said fence being on the northwest b9undary line of the Ramsey and Lora McMurray Property, as recorded in Deed Book 3529,page 423, of said Register's Office; thence with said fence, North 74 deg. 46' 10" West 270.30 feet to an iron pin at a fence corner; thence continuing with fence, North 14 deg. 05' 24" East 129.39 feet to an iron pin; thence North 14 deg. 30' 22' East 254.31" feet to an iron pin; thence North 13 deg. 44' 37" East 66.50 feet to an iron pin; thence North 15 deg. 00' 43' East 371.46 feet to an iron pin in the southern right of way of Burkitt Road. Thence with said right of way of Burkett Road, South 73 deg 27' 31" East 259.43 feet to the true point of beginning, containing 217,812.42 square feet or 5.00 acres, more or less.

Being the same property conveyed to Richard P. Innes, a married man by Warranty Deed from RIBO, LLC, a Tennessee limited liability company dated November 16, 2011 and recorded November 18, 2011 in Instrument No. 2011118-0090237, Register's Office of Davidson County, Tennessee. Being the same property conveyed to BRDP LLC, a Tennessee limited liability company by Quitclaim Deed from Richard P. Innes, dated November 8, 2017 and recorded November 13, 2017 in Instrument No. 20171113-0116315, Register's Office of Davidson County, Tennessee.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Restrictions of record in Book 10329, Page 553, in the Register's Office for Davidson County, Tennessee.

This property, known as 7001 Burkitt Rd, Antioch, TN 37013-4710
(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/our hand(s) this 20th DAY OF Oct, 2023.

BRDP, LLC
BY: _____, Authorized Agent
Yvette Meldrum, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of Oct 2023.

_____ Notary Public My commission expires: 3/23/27

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, 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 10/20/, 2023.

Affiant Signature _____ Oct 20, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of Oct 2023.

_____
Notary's Signature

MY COMMISSION EXPIRES: 3/23/27

Amelia Swanson State of Tennessee Notary Public Williamson County