Karen Johnson Davidson County
Batch# 1068663 DEEDWARRSP
11/06/2023 10:17:27 AM 7 pgs
Fees: $38.00 Taxes: $2,270.58
20231106-0086525

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 17th Floor, 150 Third Avenue South Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $ 613,669.50 . **AFFIANT** Subscribed and sworn to before me, this 1st day of November, 2023. Notary Public My Commission Expires: 7/9/2024

DOROTHY GIBBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Address new owner as follows: Laura T. Riley, Trustee of the Steven A. Riley Family 2015 GST-Exempt Trust 400 Royal Oaks Drive Nashville, TN 37205	Send Tax Bills to: Same	Map-Parcel Numbers Part of Map 140-0 Parcel 020.00 Map 140-0 Parcel 022.00 Map 140-0 Parcel 018.00 Map 140-0 Parcel 213.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BUXAHATCHEE, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LAURA T. RILEY, TRUSTEE OF THE STEVEN A. RILEY FAMILY 2015 GST-EXEMPT TRUST**, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

County, State of Tennessee, described as follows:

TAX MAP 104-00,
A PART OF PARCEL 018.00, PARCEL 020.00, PARCEL 022.00 AND PARCEL 213.00

Being a tract of land in Davidson County, Tennessee, located south of Interstate 40, and being located north of Poplar Creek Road, and being located west of McCrory Lane, and being a portion of Parcels 018.00, Parcel 020.00, Parcel 022.00 and Parcel 213.00, all as shown on Davidson County Tax Map 140-00, all belonging to Buxahatchee, LLC, all as evidenced in Instrument Number 20210713-0093900, in the Registers Office of Davidson County, Tennessee (RODCT), and being more particularly described as follows:

BEGINNING at an iron pin located at State Plane Coordinates North 636,148.98 and East 1,663,984.30, said iron pin being on the south margin of Interstate 40, and said iron pin being the northeast corner of Parcel 209.00, as shown on the Davidson County Tax Map 140-00, belonging to Steven A. Riley, as evidenced in Instrument Number 20150611-0055556, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being the northwest corner of the property herein described, thence;

1. With the south margin of Interstate 40, and with the north line of the property herein described, South 82° 43' 45" East a distance of 385.48 feet to an iron pin, said iron pin being the northeast corner of the property herein described, thence;

2. Leaving the south margin of Interstate 40, and beginning to sever said Parcel 020.00, and with the east line of the property herein described, South 00° 00' 00" East, a distance of 1,012.37 feet to an iron pin, said iron pin being along a curve to the left, thence;

3. Continuing to sever said Parcel 020.00, and with the east line of of the property herein described, and along said curve to the left (said curve having a radius of 60 feet, and said curve having a chord bearing of South 35° 51' 22" East, and said curve having a chord distance of 70.29 feet), a curve distance of 75.10 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence;

4. Continuing to sever said Parcel 020.00, and crossing into and beginning to sever said Parcel 022.00, and with the east line of the property herein described, and along said curve to the right (said curve having a radius of 60.00 feet, and said curve having a chord bearing of South 49° 15' 44" East, and said curve having a chord distance of 45.83 feet), a curve distance of 47.02 feet to an iron pin, thence;

5. Continuing to sever said Parcel 022.00, and with the east line of the property herein described, South 26° 48' 43" East a distance of 273.06 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence;

6. Leaving said Parcel 022.00, and crossing into and beginning to sever said Parcel 018.00, and with the east line of the property herein described, and along said curve to the right (said curve having a radius of 175.00 feet, and said curve having a chord bearing of South

15° 55' 38" East, and said curve having a chord of 66.09 feet), a curve distance of 66.49 feet to an iron pin, thence;

7. Continuing to sever said Parcel 018.00, and with the east line of the property herein described, South 05° 02' 33" East a distance of 139.40 feet to an iron pin, said iron pin being the beginning of a curve to the left, thence;

8. Continuing to sever said Parcel 018.00, and with the east line of the property herein described, and along said curve to the left (said curve having a radius of 125.00 feet, and said curve having a chord bearing of South 13° 47 '20" East, and said curve having a chord distance of 38.02 feet), a curve distance of 38.16 feet to an iron pin, thence;

9. Continuing to sever said Parcel 018.00, and with the east line of the property herein described, South 22° 32' 07" East a distance of 301.80 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence;

10. Continuing to sever said Parcel 018.00, and with the east line of the property herein described, and along said curve to the right (said curve having a radius of 175.00 feet, and said curve having a chord bearing of South 15° 49' 41" East, and said curve having a chord distance of 40.88 feet), a curve distance of 40.97 feet to an iron pin, thence;

11. Continuing to sever said Parcel 018.00, and with the east line of the property herein described, South 09° 07' 16" East a distance of 149.81 feet to an iron pin, said iron pin being the beginning of a curve to the left, thence;

12. Continuing to sever said Parcel 018.00, and crossing into and beginning to sever said Parcel 213.00, and with the east line of the property herein described, and along said curve to the left (said curve having a radius of 425.00 feet, and said curve having a chord bearing of South 25° 16' 52" East, and said curve having a chord distance of 236.57 feet), a curve distance of 239.74 feet to an iron pin, thence;

13. Continuing to sever said Parcel 213.00, and with the east line of the property herein described, South 41° 26' 28" East a distance of 149.62 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence;

14. Continuing to sever said Parcel 213.00, and with the east line of the property herein described, and along said curve to the right (said curve having a radius of 175.00 feet, and said curve having a chord bearing of South 19° 32' 29" East, and said curve having a chord distance of 130.54 feet), a curve distance of 133.78 feet to an iron pin, thence;

15. Continuing to sever said Parcel 213.00, and with the east line of the property herein described, South 02° 21' 30" West a distance of 245.14 feet to an iron pin, said iron pin being the beginning of a curve to the right, thence;

16. Continuing to sever said Parcel 213.00, and with the east line of the property herein described, and along said curve to the right (said curve having a radius of 275.00 feet, and

said curve having a chord bearing of South 11° 00' 13" West, and said curve having a chord distance of 82.68 feet), a curve distance of 82.99 feet to an iron pin, and said iron pin being the beginning of a curve to the right, thence;

17. Continuing to sever said Parcel 213.00, and with the east line of the property herein described, and along said curve to the right (said curve having a radius of 60.00 feet, and said curve having a chord bearing of South 47° 17' 56" West, and said curve having a chord distance of 55.69 feet), a curve distance of 57.91 feet to an iron pin, and said iron pin being the beginning of a curve to the left, thence;

18. Continuing to sever said Parcel 213.00, and with the east line of the property herein described, and along said curve to the left (said curve having a radius of 60.00 feet, and said curve having a chord bearing of South 37° 28' 28" West, and said curve having a chord distance of 73.01 feet), a curve distance of 78.49 feet to an iron pin, thence;

19. Continuing to sever said Parcel 213.00, and with the east line of the property herein described, South 00° 00' 00" East a distance of 891.64 feet to an iron pin, said iron pin being the southeast corner of the property herein described, and said iron pin being on the north margin of a 200-foot-wide TVA easement, thence;

20. Continuing to sever said Parcel 213.00, and with the south line of the property herein described, and with the north margin of said TVA easement, South 67° 27' 07" West a distance of 956.71 feet to an iron pin, said iron pin on an interior line of said Parcel 209.00, and said iron pin being the south line of the property herein described, thence;

21. Leaving said Parcel 213.00, and with the line of said Parcel 209.00, and with the south line of the property herein described, North 88° 21' 42" West a distance of 274.91 feet to an iron pin, said iron pin being the southwest corner of the property herein described, and said iron pin being an interior corner of said Parcel 209.00, thence;

22. Along the east line of said Parcel 209.00, and with the west line of the property herein described, North 01° 33' 28" East a distance of 2,845.41 feet to an iron pin, said iron pin being the west line of the property here described, thence;

23. Continuing with the east line of said Parcel 209.00, and with the west line of the property herein described, North 07° 20' 28" East a distance of 1,385.60 feet to an iron pin, said iron pin being the northwest corner of the property herein described, and said iron pin being the point of BEGINNING. Containing 3,564,194 square feet, 81.8226 acres, more or less, according to a survey by Jesse E. Walker, Tennessee Registered Land Surveyor 1486, dated 10-17-2023.

Being part of the same property conveyed to Buxahatchee, LLC by Biltmore Ridge, LLC by Special Warranty Deed of record in Instrument No. 20210713-0093900, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 2023 Metro taxes, which have been paid by the Grantor and prorated between the parties.

2. Application for Greenbelt Assessments and possible rollback taxes.

3. Right-of-Way or Easement, by and between Mary E. Stewart and Tennessee Electric Power Company, of record in Deed Book 751, Page 396, Register's Office of Davidson County, Tennessee.

4. General Permit, by and between E.B. Rucker and Southern Bell Telephone and Telegraph Co, Incorporated, of record in Deed Book 756, Page 142, Register's Office of Davidson County, Tennessee.

5. Easement, by and between Farris Hardwood Lumber Co., a Tennessee corporation and Alfred C. Farris III and wife, Carney O. Farris, of record in Book 3462, Page 445, Register's Office of Davidson County, Tennessee.

6. Transmission Line Easement from Farris Hardwood Lumber Company, a Tennessee corporation to United States of America, of record in Book 4181, Page 383, Register's Office of Davidson County, Tennessee.

7. Transmission Line Easement from Alfred C. Farris III and wife, Carney O. Farris to United States of America, of record in Book 4207, Page 514, Register's Office of Davidson County, Tennessee.

8. Transmission Line Easement from Alfred C. Farris III and wife, Carney O. Farris to United States of America, of record in Book 4207, Page 555, Register's Office of Davidson County, Tennessee.

9. Transmission Line Easement from Bill Davis and wife, Rose M. Davis to United States of America, of record in Book 4225, Page 587, Register' s Office of Davidson County, Tennessee.

10. Matters contained in Deed of record in Book 5446, Page 47, in the Register's Office of Davidson County, Tennessee.

11. Agreement for Dedication of Public Utilities Easement, by and between Branstetter Family Properties LP and Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Book 10482, Page 698, Register's Office of Davidson County, Tennessee.

12. Agreement for Dedication of Public Utilities Easement, by and between Branstetter Family Properties and Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Instrument No. 200304100048071, Register's Office of

Davidson County, Tennessee.

13. Agreement for Dedication of Public Utilities Easement, by and between Branstetter Family Properties and Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Instrument No. 200304100048073, Register's Office of Davidson County, Tennessee.

14. Agreement for Dedication of Public Utilities Easement, by and between Branstetter Family Properties and Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Instrument No. 200304100048076, Register's Office of Davidson County, Tennessee.

15. Agreement for Dedication of Public Utilities Easement, by and between Branstetter Family Properties and Harpeth Valley Utilities District of Davidson and Williamson Counties, Tennessee, of record in Instrument No. 200304100048077, Register's Office of Davidson County, Tennessee.

16. Transmission Line Easement from Nashville Biltmore, L.P. to United States of America, of record in Instrument No. 200511170138953, Register's Office of Davidson County, Tennessee.

17. Grant of Easement Transmission, by and between Nashville Biltmore, LP and Piedmont Natural Gas Company, Inc., of record in Instrument No. 201202240016291, Register's Office of Davidson County, Tennessee.

18. Access Easement Agreement, by and between Biltmore Ridge, LLC, and Buxahatchee, LLC, of record in Instrument No. 202107130093902, Register's Office of Davidson County, Tennessee.

19. Lack of direct access to I-40.

This is unimproved property known as McCrory Lane, Nashville, Tennessee.

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, its successors and assigns, forever; and it further covenants and binds itself, her successors and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 3rd day of November, 2023.

BUXAHATCHEE, LLC, a Tennessee limited liability company

By: _____
C. Hunter Nelson,
Managing Member

Date: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **C. HUNTER NELSON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Managing Member of **BUXAHATCHEE, LLC**, the within named bargainor, a Tennessee limited liability company, and that he executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Managing Member.

WITNESS my hand, at office, this 31 day of October, 2023.

_____
Notary Public

My Commission Expires: 7/6/26

KAYLA CLOSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 6, 2026
COUNTY OF DAVIDSON