Karen Johnson Davidson County
Batch# 1070313 DEEDWARR
11/13/2023 11:01:30 AM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20231113-0088061

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Williamson }

The actual consideration or value, whichever is greater for this transfer is: $1,500,000

Affiant Signature

Subscribed and sworn to before me on this the 9 Day of Nov, 2023

Notary Public

My Commission expires 1 / 28 / 2024

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
7500 Buffalo Road Reverse, LLC
6780 Autumnwood Dr.
Nashville TN 37221
SEND TAX BILLS TO:
7500 Buffalo Road Reverse, LLC
6780 Autumnwood Dr.
Nashville TN 37221

MAP AND PARCEL NUMBER: Tax ID #: 12700008200 & 12700024700

WARRANTY DEED

23NT01079

Effective the 9th Day of Nov, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

David Judd and Neva Judd, husband and wife
Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto
7500 Buffalo Road Reverse, LLC, a Colorado Limited Liability Company

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

TRACT 1:
Property lying in the 35th Councilmanic District of Davidson County, Tennessee, and bounded on the east by Buffalo Road; on the south by property belonging to Richard Bibb of record in Deed Book 8022, Page 229 in the R.O.D.C.; on the west and north by the remaining property of George Garland; also on the north by property belonging to K. McGuinn and T. Wilson of record in Deed # 20151208-0123579 in the R.O.D.C. and more specifically described as follows:
Beginning on an iron pin on the west margin of Buffalo Road approximately 1,560' north of the intersection of U.S. Highway 70 and Buffalo Road at the southeast corner of the herein described tract one (1) of this survey and the northeast corner of Bibb; thence with Bibb's north line N-67 degrees 37' 11"-W, 1181.95' to an iron pin set by at a fence corner; thence N-67 degrees 17' 28"-W, 225.73' to an iron pin set at a fence corner; thence N-23 degrees 10' 28"-E, 199.61' to an iron pin set by a 20" Walnut tree in the south line of tract two (2) of this survey; thence N-35 degrees 52' 57"-E, 133.36' to

an existing iron pin at a fence corner; thence S-43 degrees 48' 26"-E, 306.32' to an existing iron pin at a fence corner; thence S-67 degrees 15' 58"-E, 1102.92' to an existing iron pin on the west margin of Buffalo Road at the northeast corner of the herein described tract and the southeast corner of McGuinn and Wilson; thence with the west margin of Buffalo Road S-25 degrees 03' 41"-W, 200.30' to an iron pin, the point of beginning and containing 7.05 acres, more or less according to a survey by Galyon Northcutt Surveying dated 6/12/19.

TRACT 2:
Property lying in the 35th Councilmanic District of Davidson County, Tennessee, and bounded on the south and west by property belonging to Richard Bibb of record in Deed Book 8022, Page 229 in the R.O.D.C.; on the north by the remaining property of George Garland; on the east by property belonging to Kevin McGuinn of record in Deed 20130201-0010907 and also by property belonging to K. McGuinn and T Wilson of record in Deed # 20151208-0123579 in the R.O.D.C. and more specifically described as follows:
Commencing on an iron pin on the west margin of Buffalo Road approximately 1,760' north of the intersection of U.S. Highway 70 and Buffalo Road; thence with McGuinn and Wilson's south line N-67 degrees 15' 58"-W, 1102.92' to the actual point of beginning of tract two (2) of this survey; thence with the north line of tract one (1) of this survey N-43 degrees 48' 26"-W, 306.32' to an existing iron pin at a fence corner; thence S-35 degrees 52' 57"-W, 133.36' to an iron pin by a 20" Walnut in Bibb's north line; thence with Bibb's north line N-66 degrees 28' 49"-W, 158.94' to an iron pin set by a wood fence post; thence N-68 degrees 06' 23"-W, 509.25' to an existing iron pin by a 36" Beech; thence N-65 degrees 50' 40"-W, 337.59' to an iron pin set at a fence corner; thence with Bibb's east line N-13 degrees 45' 14"-W, 471.71' to a steel "T" fence post at a fence corner, the northwest corner of the herein described tract 2 and the southwest corner of tract 3 of this survey; thence leaving Bibb's east line with the south line of tract three (3) of this survey, the remaining property of Garland, S-76 degrees 18' 10"-E, 1175.81' to an iron pipe at the northeast corner of the herein described tract and southeast corner of tract 3 of this survey in Kevin McGuinn's west line; thence with said west line S-14 degrees 42' 34"-E, 345.41' to an iron pin set in the fence; thence S-15 degrees 56' 05"-E, 161.29' to an existing iron pipe in the fence; thence S-15 degrees 33' 13"-E, 202.47' to an iron pin at a fence corner, the point of beginning and containing 13.80 acres according to a survey by Galyon Northcutt Surveying dated 6/12/19.

Being the same property conveyed to David Judd and Neva Judd, husband and wife from George Michael Garland and Cynthia Smith Garland, husband and wife, by Warranty Deed dated 09/18/2019 and recorded 10/22/2019 in Instrument No. 20191022-0108258, Register's Office of said County.

This is an improved property commonly known as: 7500 Buffalo Rd and 0 Buffalo Rd, Nashville, TN 37221-5403

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, their heirs and assigns, forever. We do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, their heirs and assigns, against all 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 our hands this the 9th day of Nov, 2023

Neva Judd

Neva Judd

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Neva Judd**. the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 9th day of Nov, 2023.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 1/16/2024

David R Judd

By: Neva P Judd Attorney-In-Fact

David Judd by Neva Judd, Attorney-In-Fact

State of TN }
County of Davidson }

On this 9th day of Nov, 2023, before me personally appeared **Neva Judd** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **David Judd**, and who acknowledged that she executed the same as the free act and deed of **David Judd.**

Witness my hand and official seal at office, this the 9th day of Nov, 2023.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 1/16/2024

I, J. Trent Lehman, 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 11/9/23 (date of document).

Affiant Signature

11/10/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY