Address New Owner:	Map-Parcel Number(s):	Send Tax Bills To:
State of Tennessee 312 Rosa Parks Avenue 24th Floor, Tennessee Tower Nashville, Tennessee 37243-0299	Tax Map and Parcel Portion of 159-00-0-098.00 And 159-00-0-243.00	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 22-02-011

FOR AND IN CONSIDERATION of the sum of TWO MILLION ONE HUNDRED SEVENTY-EIGHT THOUSAND SEVENTY-EIGHT AND NO/100 DOLLARS ($2,178,078.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **KEY INVESTMENTS II, INC., a Tennessee corporation** ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a Survey of the property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor is advised that Grantee utilized acquisition funds under the State Land Acquisition Fund, therefore no rollback taxes shall be assessed pursuant to T.C.A. § 67-04-409 (j) (5).

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors, and assigns, against the lawful claims of all persons whomsoever.

This is unimproved property located on 0 Old Hickory Boulevard, Brentwood, Davidson County, Tennessee 37024, containing 9.083 acres, more or less.

Karen Johnson Davidson County
Batch# 1071142 DEEDWARR
11/13/2023 03:10:48 PM 6 pgs
Fees: $32.00 Taxes: $0.00



20231113-0088465

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $2,178,078.00, State of Tennessee tax exempt.

Affiant

Subscribed and sworn to before me this 9th day of November 2023.

Notary Public

My Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Witness, this 9th day of November 2023.

KEY INVESTMENTS II, INC., a Tennessee corporation

BY: _____, Pres.
James Sochovka, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of November, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James Sochovka** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged himself to be the President of **KEY INVESTMENTS II, INC., a Tennessee corporation,** the within named bargainor, a corporation, and that he as such President being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **James Sochovka** as such President.

Witness my hand and official seal on this the 9th day of November 2023.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

EXHIBIT A

TRACT 1

BEING LAND LOCATED IN METROPOLITAN NASHVILLE - DAVIDSON COUNTY, TENNESSEE, A PORTION OF TAX MAP 159, PARCEL 98 TO BE CONVEYED TO STATE OF TENNESSEE RADNOR WILDLIFE MANAGEMENT AREA AND BEING PROPERTY OF KEY INVESTMENTS II, INC. OF RECORD IN INSTRUMENT NO. 20050308-0025856, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN OLD HAVING STATE PLANE COORDINATES (SPC)OF N: 624180.17, E:.1732398.73, AND IN THE EAST LINE OF KEY INVESTMENTS II, INC, PROPERTY (PARCEL 244) OF RECORD IN INSTRUMENT NO. 20131104-0114245 AND THE SOUTH LINE OF EXISTING RADNOR WILDLIFE MANAGEMENT AREA (PARCEL 70) AND THE NORTH LINE OF THE SUBJECT TRACT; THENCE WITH RADNOR, SOUTH 65 DEGREES 10 MINUTES, 13 SECONDS EAST, 388.52 FEET TO AN IRON PIN NEW AND CORNER WITH RADNOR WILDLIFE MANAGEMENT AREA PROPERTY (PARCEL 101) OF RECORD IN BOOK 5453, PAGE 485; THENCE WITH RADNOR (PARCEL 101) FOR THE FOLLOWING 3 CALLS: SOUTH 05 DEGREES, 30 MINUTES, 34 SECONDS EAST, 753.14 FEET TO AN IRON PIN OLD; NORTH 67 DEGREES, 12 MINUTES, 32 SECONDS EAST, 114.87 FEET TO AN IRON PIN OLD; SOUTH 35 DEGREES, 01 MINUTES, 27 SECONDS EAST, 198.77 FEET TO AN CONCRETE MONUEMNT OLD, HAVING SPC CORRDINATE N:623149.09, E:1733043.63 AND IN THE NORTH LINE OF KEY INVESTMENTS II, INC. PROPERTY (PARCEL 99 AND ON PLAT BOOK 7900, PAGE 852) AND A COMMON CORNER; THENCE WITH PARCEL 99, SOUTH 72 DEGREES, 42 MINUTES, 27 SECONDS WEST, 52.45 FEET TO AN IRON PIN NEW AND BEGINNING OF A NEW SEVERANCE LINE; THENCE WITH A NEW SEVERANCE LINE ACROSS KEY INVESTMENTS II, INC. PROPERTY FOR THE FOLLOWING 6 CALLS: NORTH 34 DEGREES, 56 MINUTES, 48 SECONDS WEST, 91.14 FEET TO AN IRON PIN NEW; SOUTH 85 DEGREES, 58 MINUTES, 16 SECONDS WEST, 119.24 FEET TO AN IRON PIN NEW; SOUTH 44 DEGREES, 45 MINUTES, 11 SECONDS WEST, 65.07 FEET TO AN IRON PIN NEW; NORTH 62 DEGREES, 19 MINUTES, 35 SECONDS WEST, 28.73 FEET TO AN IRON PIN NEW; NORTH 09 DEGREES, 53 MINUTES, 21 SECONDS WEST, 565.91 FEET TO AN IRON PIN NEW; NORTH 81 DEGREES, 40 MINUTES, 11 SECONDS WEST, 326.55 FEET TO AN IRON PIN NEW IN THE EAST LINE OF KEY INVESTMENYS (PARCEL 244); NORTH 09 DEGREES, 26 MINUTES, 12 SECONDS EAST, 414.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 219,545 SQUARE FEET OR 5.04 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WOLD A.E., MICHAEL R. WILLIAMS, TN RLS #1906, DATED 01-26-2023, PROJECT NO. 227385.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO KEY INVESTMENTS, INC., A TENNESSEE CORPORATION BY SPECIAL WARRANTY DEED FROM BRIGHT HOUR TRUST, ACTING BY AND THROUGH CALVIN HOUGHLAND, TRUSTEE OF RECORD IN INSTRUMENT NO. 20050308-0025856, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DATED JANUARY 2, 2001, AND RECORDED ON MARCH 8, 2005. SAID KEY INVESTMENTS, INC., A TENNESSEE CORPORATION IS NOW KEY INVESTMENTS II, INC., A TENNESSEE CORPORATION AS EVIDENCED BY ARTICLES OF AMENDMENT TO THE CHARTER IN INSTRUMENT NO. 20131104-0114245, SAID REGISTER'S OFFICE.

TRACT 2

BEING LAND LOCATED IN METROPOLITAN NASHVILLE - DAVIDSON COUNTY, TENNESSEE, A PORTION OF TAX MAP 159, PARCEL 243 TO BE CONVEYED TO STATE OF TENNESSEE RADNOR WILDLIFE MANAGEMENT AREA AND BEING PROPERTY OF KEY INVESTMENTS II, INC. OF RECORD IN BOOK 10294, PAGE 410, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT OLD HAVING SPC N: 623067.61, E:1733100.73 AND COMMON CORNER WITH PARCEL 99 AND TRACT 2 KEY INVESTMENTS II, INC. PROPERTY (PARCEL 243) OF RECORD IN BOOK 10294, PAGE 410 AND THE SOUTH LINE OF EXISTING RADNOR WILDLIFE PROPERTY (PARCEL 101) OD RECORD IN BOOK 5453, PAGE 485; THENCE NORTH 86 DEGREES, 50 MINUTES, 24 SECONDS EAST, 451.67 FEET AN IRON PIN OLD HAVING STATE PLANE COORDINATES (SPC)OF TO A CONCRETE MONUMENT OLD WITH SPC N:623092.51, E:1733551.72 AND CORNER OF BOKOR HEIGHTS, SECTION 3 OF RECORD IN INSTRUMENT NO. 20161006-0105757; THENCE SOUTH 08 DEGREES, 21 MINUTES, 49 SECONDS WEST, 74.86 FEET TO AN IRON PIN NEW AND CORNER OF LOT 2 OF SAID BOKOR HEIGHTS; THENCE WITH A NEW SEVERANCE LINE ACROSS KEY INVESTMENTS II PROPERTY, SOUTH 46 DEGREES, 05 MINUTES, 44 SECONDS WEST, 719.68 FEET TO AN IRON PIN OLD AND COMMON CORNER OF (PARCEL 100) AND LOT 7 WOODWORD HILLS OF RECORD IN INSTRUMENT NO. 20070821-0099872; THENCE, NORTH 08 DEGREES, 12 MINUTES, 59 SECONDS EAST, 71.48 FEET TO AN IRON PIN NEW AT THE EDGE OF A 12 FOOT ROADWAY USED FOR INGRESS/ERGRESS OF RECORD IN DEED BOOK 6375, PAGE 47 AND PLAT IN INSTRUMENT NO. 20080310-0023944; THENCE WITH LOT 7, NORTH 35 DEGREES, 24 MINUTES, 13 SECONDS WEST, 144.72 FEET TO A RAILROAD SPIKE OLD IN THE 12 FOOT ACCESS ROAD AND COMMON CORNER OF LOTS 7 & 8 AND (PARCEL 99) KEY INVESTMENTS PROPERTY OF RECORD IN INSTRUMENT NO. 20050308-0025856 AND ON KEY INVESTMENTS SUBDIVISION PLAT OF RECORD IN PLAT BOOK 7900, PAGE 852; THENCE WITH (PARCEL 99), NORTH 10 DEGREES, 27 MINUTES, 24 SECONDS EAST, 308.13 FEET TO AN IRON PIN NEW; NORTH 59 DEGREES, 33 MINUTES, 02 SECONDS EAST, 111.51 FEET, PASSING A POINT ON THE EASTMENT AT 61.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 176,129 SQUARE FEET OR 4.043 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WOLD A.E., MICHAEL R. WILLIAMS, TN RLS #1906, DATED 01-26-2023, PROJECT NO. 227385.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO KEY INVESTMENTS, INC. BY QUITCLAIM DEED FROM THE STATE OF TENNESSEE OF RECORD IN BOOK 10294, PAGE 410, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 6, 1996, AND RECORDED ON DECEMBER 18, 1996. SAID KEY INVESTMENTS, INC., A TENNESSEE CORPORATION IS NOW KEY INVESTMENTS II, INC., A TENNESSEE CORPORATION AS EVIDENCED BY ARTICLES OF AMENDMENT TO THE CHARTER IN INSTRUMENT NO. 20131104-0114245, SAID REGISTER'S OFFICE.

Exhibit B
Transaction Number 22-02-011
Permitted Encumbrances

1. Taxes for the year 2024 and subsequent years which is an encumbrance on subject property, however, the State of Tennessee is tax exempt.
2. Application for Greenbelt Assessment – Agricultural of record in Book 8860, Page 488, in the Register's Office for Davidson County, Tennessee.
3. Subject to Easements for Right of Way of record in Book 284, Page 18, and Book 433, Page 326, in the Register's Office for Davidson County, Tennessee.
4. Restrictions of record in Book 5453, Page 485, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (Tract 2)
5. Subject to Easement for flow of Otter Creek of record in Book 5453, Page 343, in the Register's Office for Davidson County, Tennessee.

EXHIBIT C
TRANSACTION NUMBER 22-02-011

