Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1384

Karen Johnson Davidson County
Batch# 1071805 DEEDWARR
11/14/2023 03:04:25 PM 7 pgs
Fees: $38.00 Taxes: $9,250.00

20231114-0088860

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, the undersigned **Philip Daniel Baltz, Trustee of the Louis Joseph Baltz (Sr.) Family Trust dated June 11, 2014, Philip Daniel Baltz, Stephen Thomas Baltz, Barbara Ann Baltz Wehby, Regina Clare Baltz Charlton, Gail Elizabeth Baltz, aka, Sister Mary Louis, O.P., Margaret Angela Baltz Singer, Judith Arlene Baltz Maddox Seigenthaler, Virginia Mary Baltz Singer, Eleanor Christine Baltz, Paul Eugene Baltz, Louis Joseph Baltz, III, John Franklin Baltz and James Timothy Baltz**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Whites Creek Land Partners LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Boundary survey map 59, parcel 184, Nashville, Davidson County, Tennessee:

Being a parcel of land located in the 3rd Councilmanic District, Urban Services District, Nashville, Davidson County, Tennessee, generally located on the westerly side of Whites Creek Pike (U.S. Highway 431, State Route 65), adjacent to Green Lane, being more particularly described as follows:

BEGINNING at a new iron rod on the westerly right of way margin of Whites Creek Pike, same being the easterly most corner of West Green Land Partners, LLC of record in Instrument# 20210426-0055102, R.O.D.C.;

THENCE, with said westerly right of way margin S 30° 15' 09" E, 482.39 feet to an old concrete right of way monument;

THENCE, S 19° 11' 55" W, 103.95 feet to an old concrete right of way monument on the northerly right of way margin of Briley Parkway;

THENCE, with same the following calls:

S 58° 39' 30" W, 295.03 feet to an old concrete right of way monument;

S 73° 11' 55" W, 372.25 feet to an old concrete right of way monument;

S 81° 28' 58" W, 898.82 feet to an iron rod new being a common corner with of West Green Land Partners, LLC of record in Instrument# 20210426-0055102, R.O.D.C.;

THENCE, leaving said northerly right of way with West Green Land Partners, LLC the following calls:

N 31° 14' 44" W, 101.76 feet to an old one-half inch diameter iron rod;

N 58° 29' 42" E, 1,573.06 feet to the POINT OF BEGINNING.

Containing 615,008 square feet or 14.12 acres, more or less.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Whites Creek Land Partners LLC **2807 Hemingway Drive** **Nashville, TN 37215**	**new owner**	**59-184**

Being the same property as Tract I contained in the Quitclaim Deed from Philip Daniel Baltz, Trustee, of the Louis Joseph Baltz (Sr.) Testamentary Trust to Philip Daniel Baltz, Trustee and Stephen Thomas Baltz, Successor Trustee, of the Louis Joseph Baltz (Sr.) Family Trust dated June 11, 2014 of record as Instrument Number 20140612-0051395, Register's Office for Davidson County, Tennessee.

The beneficiaries, devisees, and heirs at law of Louis Joseph Baltz join in the execution of this deed in order to convey any and all rights, title and interests that they have in the subject property.

The property conveyed herein is subject to matters shown on the survey by Mark E. Sawyer dated September 7, 2022 and as reinspected and updated November 8, 2023.

The Grantor agrees to pay any and all rollback taxes applicable to the subject property.

This is unimproved property, known as: 0 Whites Creek Pike, Nashville, TN 37207.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14th day of November, 2023.

The Louis Joseph Baltz (Sr.) Family Trust dated June 11, 2014

Philip Daniel Baltz, Trustee

Philip Daniel Baltz, Trustee

State of Tennessee)
County of Davidson)

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Philip Daniel Baltz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of The Louis Joseph Baltz (Sr.) Family Trust dated June 11, 2014, and that he is authorized to execute this instrument, and that he has executed this instrument on behalf of The Louis Joseph Baltz (Sr.) Family Trust dated June 11, 2014.

Witness my hand and official seal on this date 14th day of November, 2023.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires: 3/3/26

Philip Daniel Baltz

Philip Daniel Baltz

State of Tennessee)
County of Davidson)

On this 14th day of November, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Philip Daniel Baltz, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Stephen Thomas Baltz

Stephen Thomas Baltz

State of Tennessee)
County of Davidson)

On this 14th day of November, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Stephen Thomas Baltz**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Barbara Ann Baltz Wehby by Philip Daniel Baltz, attorney in fact

Barbara Ann Baltz Wehby by Philip Daniel Baltz, Attorney in Fact

State of Tennessee)
County of Davidson)

On this 14th day of November, 2023, before me personally appeared Philip Daniel Baltz, 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 Barbara Ann Baltz Wehby as Attorney in Fact, and acknowledged that such person executed the same as the free act and deed of Barbara Ann Baltz Wehby.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Regina Clare Baltz Charlton by Phil Daniel Baltz, Attorney in Fact

Regina Clare Baltz Charlton by Philip Daniel Baltz, Attorney in Fact

State of Tennessee)
County of Davidson)

On this 14th day of November, 2023, before me personally appeared Philip Daniel Baltz, 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 Regina Clare Baltz Charlton as Attorney in Fact, and acknowledged that such person executed the same as the free act and deed of Regina Clare Baltz Charlton.

Notary Public

My Commission Expires: 3/3/26

Gail Elizabeth Baltz, aka Sister Mary Louis, O.P. by Phil Daniel Baltz attny in fact.

Gail Elizabeth Baltz, aka, Sister Mary Louis, O.P. by Philip Daniel Baltz, Attorney in Fact

State of Tennessee)
County of Davidson)

On this 14th day of November, 2023, before me personally appeared Philip Daniel Baltz, 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 Gail Elizabeth Baltz, aka, Sister Mary Louis, O.P. as Attorney in Fact, and acknowledged that such person executed the same as the free act and deed of Gail Elizabeth Baltz, aka, Sister Mary Louis, O.P.

Notary Public

My Commission Expires: 3/3/26

Margaret Angela Baltz Singer by Phil Daniel Baltz, attny in fact

Margaret Angela Baltz Singer by Philip Daniel Baltz, Attorney in Fact

State of Tennessee)
County of Davidson)

On this 14th day of November, 2023, before me personally appeared Philip Daniel Baltz, 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 Margaret Angela Baltz Singer as Attorney in Fact, and acknowledged that such person executed the same as the free act and deed of Margaret Angela Baltz Singer.

Notary Public

My Commission Expires: 3/3/26

Judith Arlene Baltz Maddox Seigenthaler by Philip Daniel Baltz, Attorney in Fact

Judith Arlene Baltz Maddox Seigenthaler by Philip Daniel Baltz, Attorney in Fact

State of Tennessee)
County of Davidson)

On this 14th day of November, 2023, before me personally appeared Philip Daniel Baltz, 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 Judith Arlene Baltz Maddox Seigenthaler as Attorney in Fact, and acknowledged that such person executed the same as the free act and deed of Judith Arlene Baltz Maddox Seigenthaler.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3/3/26

Virginia Mary Baltz Singer by Philip Daniel Baltz, Attorney in Fact

Virginia Mary Baltz Singer by Philip Daniel Baltz, Attorney in Fact

State of Tennessee)
County of Davidson)

On this 14th day of November, 2023, before me personally appeared Philip Daniel Baltz, 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 Virginia Mary Baltz Singer as Attorney in Fact, and acknowledged that such person executed the same as the free act and deed of Virginia Mary Baltz Singer.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3/3/26

Eleanor Christine Baltz by Philip Daniel Baltz, Attorney in Fact

Eleanor Christine Baltz by Philip Daniel Baltz, Attorney in Fact

State of Tennessee)
County of Davidson)

On this 14th day of November, 2023, before me personally appeared Philip Daniel Baltz, 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 Eleanor Christine Baltz as Attorney in Fact, and acknowledged that such person executed the same as the free act and deed of Eleanor Christine Baltz.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3/3/26

Paul Eugene Baltz by Philip Daniel Baltz, attorney in fact

Paul Eugene Baltz by Philip Daniel Baltz, Attorney in Fact

State of Tennessee)
County of Davidson)

On this 14th day of November, 2023, before me personally appeared Philip Daniel Baltz, 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 Paul Eugene Baltz as Attorney in Fact, and acknowledged that such person executed the same as the free act and deed of Paul Eugene Baltz.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Louis Joseph Baltz III by Philip Daniel Baltz, attorney in fact

Louis Joseph Baltz, III by Philip Daniel Baltz, Attorney in Fact

State of Tennessee)
County of Davidson)

On this 14th day of November, 2023, before me personally appeared Philip Daniel Baltz, 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 Louis Joseph Baltz, III, as Attorney in Fact, and acknowledged that such person executed the same as the free act and deed of Louis Joseph Baltz, III.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

John Franklin Baltz by Philip Daniel Baltz, attorney in fact

John Franklin Baltz by Philip Daniel Baltz, Attorney in Fact

State of Tennessee)
County of Davidson)

On this 14th day of November, 2023, before me personally appeared Philip Daniel Baltz, 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 John Franklin Baltz as Attorney in Fact, and acknowledged that such person executed the same as the free act and deed of John Franklin Baltz.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

James Timothy Baltz by Philip Daniel Baltz, Attorney in Fact

James Timothy Baltz by Philip Daniel Baltz, Attorney in Fact

State of Tennessee)
County of Davidson)

On this 14th day of November, 2023, before me personally appeared Philip Daniel Baltz, 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 James Timothy Baltz as Attorney in Fact, and acknowledged that such person executed the same as the free act and deed of James Timothy Baltz.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,500,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of November, 2023.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON