Karen Johnson Davidson County
Batch# 1084870 DEEDWARRSP
12/21/2023 11:56:30 AM 7 pgs
Fees: $38.00 Taxes: $20,457.30
20231221-0098495

SPECIAL WARRANTY DEED

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2026

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $5,529,000.00.

Affiant

Subscribed and sworn to me on December 20, 2023.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY AND
UPON RECORING RETURN TO:

ORTALE KELLEY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #36654

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Stone's Branch, LLC 6901 Lenox Village Drive Suite 107 Nashville, TN 37211	Stone's Branch, LLC 6901 Lenox Village Drive Suite 107 Nashville, TN 37211	096-2-005

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BOWEN HOUSE VENTURES, LLC, a Tennessee Limited Liability Company,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **STONE'S BRANCH, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto

This property is also known as unimproved property located at 2850 Lebanon Road, Nashville, Tennessee 37214.

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 representatives, forever,

and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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.

[signatures commence on the following page]

WITNESS my hand, effective on this 20th day of December 2023.

GRANTOR:
Bowen House Ventures, LLC
a Tennessee limited liability company

By: _____
Gary Lynn Ealey, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Gary Lynn Ealey , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Bown House Ventures, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Member.

Witness my hand and seal, this 20th day of December 2023.

_____
Notary Public
My Commission Expires: 03/06/2024

MANOYA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

EXHIBIT A
Legal Description

Land located in the 15th Councilmanic District of DAVIDSON County, Tennessee, and more particularly described as follows:

A tract of land in the 15th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being bounded on the north by Andrew Price Memorial United Methodist Church, on the east by Munn Road (as widened), on the south by Lebanon Pike (U.S Highway 70S), and on the west by Andrew Price Memorial United Methodist Church and being more particularly described as follows:
Beginning at an iron rod (set) on the northerly Right-of-Way line of Lebanon Pike (U.S. Highway 70S), Right-of-Way width varies, at the southeasterly property corner of a tract of land conveyed to Andrew Price Memorial United Methodist Church as of record in Book 2243, Page 471, Register's Office for Davidson County, Tennessee; said iron rod being the southwesterly property corner of the herein described tract; thence,

1. Leaving the northerly Right-of-Way line of said Lebanon Pike, and with the easterly property line of the Andrew Price Memorial United Methodist Church property, North 09 Degrees 58 Minutes 05 Seconds West, 348.81 feet to an iron rod (set); thence,
2. North 10 Degrees 31 Minutes 31 Seconds West, 203.56 feet to an iron rod (set) at the northeasterly property corner of said Andrew Price Memorial United Methodist Church property; thence,
3. With the northerly property line of said Andrew Price Memorial United Methodist Church, South 79 Degrees 54 Minutes 12 Seconds West, 209.60 feet to an iron rod (set) in the easterly property line of a tract of land conveyed to L.W. Lane, Jr. and wife Ruth E. Lane as of record in Book 10915, Page 280. Register's Office for Davidson County, Tennessee, thence,
4. With the easterly property line of said lane, in part, North 11 Degrees, 35 Minutes, 11 Seconds West, 268.00 feet to an iron rod (set) at the most southwestwardly property corner of a tract of land conveyed to Andrew Price Memorial United Methodist Church as of record in Instrument No. 20051107-0134642, Register's Office for Davidson County, Tennessee; said iron rod also lying in the southeasterly property line of a tract of land conveyed to Roger/Caldwell Family Revocable Trust as of record in Instrument No. 20050609-0065894, said Register's Office; thence,
5. With the southerly property line of said Andrew Price Memorial United Methodist Church property, South 63 Degrees 05 Minutes 16 Second East, 690.68 feet to an iron rod (set); thence,
6. South 57 Degrees 54 Minutes 54 Seconds East, 65.19 feet to an iron rod (set) in the westerly Right-of-Way line of Munn Road (as widened), Right-of-Way width varies; thence,
7. With the westerly Right-of-Way line of said Munn Road, South 26 Degrees 41 Minutes 04 Seconds East, 132.12 feet to an iron rod (set); thence,
8. South 03 Degrees 58 Minutes 51 Seconds East, 154.08 feet to a concrete highway monument (found) at the northerly end of the northwesterly return curve at the intersection of said Munn Road and the aforementioned Lebanon Pike (U.S. Highway 70S); thence,
9. Southwesterly with said return curve to the right having a radius of 30.00 feet, a central angle of 73 Degrees 34 Minutes 23 Seconds, for an arc length of 38.52 feet to an iron rod (set) on the northerly Right of Way line of said Lebanon Pike (U.S. Highway 70S); said curve has a chord bearing and distance of South 34 Degrees 07 Minutes 26 Seconds West, 35.93 feet; thence,

10. With the northerly Right-of-Way line of said Lebanon Pike (U.S. Highway 70S), South 71 Degrees 16 Minutes 44 Seconds West, 148.86 feet at a concrete highway monument (found); thence,
11. South 72 Degrees 13 Minutes 51 Seconds West, 167.79 feet to a concrete highway monument (found); thence,
12. In a southwesterly direction with a curve to the left having a radius of 1474.39 feet, a central angle of 02 Degrees 33 Minutes 57 Seconds, for an arc length of 66.03 feet to the POINT OF BEGINNING; said curve has a chord bearing and distance of South 70 Degrees 56 Minutes 52 Seconds West, 66.02 feet.

The above-described tract contains 231,670 square feet or 5.32 acres, more or less, as calculated by the above courses and distances which were within the precision requirements of an ALTA/NSPS Land Title Survey of 2016.

Being the same property conveyed to BOWEN HOUSE VENTURES, LLC, a Tennessee limited liability company, by Warranty Deed from ARTHUR BOWEN, JR., DAVID WILLIAM GARDNER, DENNY CAROL GARDNER, and DONNA GARDNER, dated June 4, 2021, and of record in Instrument Number 20210611-0078952, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2024, and all subsequent years, a lien not yet due and payable.

Tennessee Certification of Electronic Document

I, Jeremy H. Cherry, 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 December 20, 2023. (Date of document)

Affiant Signature

December 21, 2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of December, 2023.

Notary's Signature

My Commission Expires:

(*SEAL*)

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2026