WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21771-CC

Karen Johnson Davidson County
Batch# 1086024 DEEDWARR
12/27/2023 01:56:30 PM 7 pgs
Fees: $38.00 Taxes: $27,873.95
20231227-0099448

THIS INSTRUMENT WAS PREAPRED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

GENERAL WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Tax Map/Parcel ID:
Page Road Partners, LLC P.O. Box D Greenfield, TN 38230	New Owner	119-01-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **LUCIUS E. BURCH, III AND LUCIUS E. BURCH, IV, AS TRUSTEE OF THE LUCIUS E. BURCH III TRUST, DATED FEBRUARY 26, 2014, AS TENANTS IN COMMON**, (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **PAGE ROAD PARTNERS, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include its respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, subject, however, to the Permitted Exceptions.

This Instrument executed on behalf of Lucius E. Burch III ("Principal") by pursuant to the Power of Attorney attached hereto as Exhibit "C" and the affidavit of said Attorney in Fact is attached as Exhibit "D" to this instrument and incorporated herein by reference.

[Signatures Commence on Following Page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of December, 2023.

GRANTOR:

LUCIUS E. BURCH III TRUST, DATED FEBRUARY 26, 2014

By: _____
Lucius E. Burch, IV, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lucius E. Burch, IV, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee of the Lucius E. Burch III Trust dated February 26, 2014, the within named bargainor, a trust, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the trust, by the said Lucius E. Burch, IV, as its Trustee.

Witness my hand and official seal this 18th day of December, 2023.

_____
Notary Public
My Commission Expires: 3/3/2025

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Lucius E. Burch, III, Individually, by Lucius E. Burch, IV, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lucius E. Burch, IV the within named bargainor, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Lucius E. Burch, III ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

Witness my hand and official seal on this the 18th day of December, 2023.

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public
My Commission Expires: 3/3/2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $7,533,500.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this the 18th day of December, 2023.

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public
My Commission Expires: 3/3/2025

Exhibit "A"

Legal Description of Property

Land in the 7th Civil District of Davidson County, Tennessee, being part of Block J on the Map of Belle Meade Subdivision No. 2, of record in Book 421, page 51, said Register's Office and further described as Lot No. 1 of a survey prepared by R.L. Montoya-Land Surveying, Inc. Tn. #697 dated January 17, 1996, described as follows:

BEGINNING at an iron rod in the northwesterly margin of Chickering Road, said point being the southeast corner for this easement and the southwest corner of the Maclin P. Davis, Jr. property as evidenced in Deed Book 5232, page 38, Register's Office for Davidson County, Tennessee; thence running with a common line North 39 deg. 34 min. 30 sec. West 568.00 feet to an iron rod; thence, North 22 deg. 36 min. 53 sec. East 685.67 feet to an iron rod, said rod being the actual point of beginning for this hereon described tract; thence, North 82 deg. 39 min. 07 sec. West 734.68 feet to an iron rod in the easterly margin of Page Road; thence, running with said margin of Page Road North 22 deg. 53 min. 53 sec. East 369.64 feet to a concrete monument, said rod being the northwest corner for this tract and the southwest corner of the Robert A. Frist property as evidenced in Deed Book 5848, page 188, Register's Office for Davidson County, Tennessee; thence running with a common line to the Frist property South 82 deg. 40 min. 00 sec. East 732.82 feet to an iron rod; thence leaving said common line South 22 deg. 36 min. 53 sec. West 369.33 feet to the point-of-beginning containing 261,360 square feet or 6.00 acres more or less.

TOGETHER with, and as an appurtenance to the above described tract, grantor hereby grants and conveys to Grantee, Grantee's heirs and assigns, a permanent 25 foot non-exclusive easement and a temporary 15 foot construction easement for utility and drainage purposes, said easements described as follows:

PERMANENT PRIVATE EASEMENT

BEGINNING at an iron rod in the northwesterly margin of Chickering Road, said point being the southeast corner for this easement and the southwest corner of the Maclin P. Davis, Jr. property, as evidenced in Deed Book 5232, page 38, Register's Office for Davidson County, Tennessee; thence running with a common line North 39 deg. 34 min. 30 sec. West 568.00 feet to an iron rod; thence North 22 deg. 36 min. 53 sec. East 685.67 feet to an iron rod, said rod being the southeast corner of a 6 acre tract; thence running with a new line of the 6 acre tract and the remaining portion of the Christine A. Strother property North 82 deg. 39 min. 07 sec. West 25.92 feet to a point; thence, departing from said line South 22 deg. 36 min. 53 sec. West 693.92 feet to a point; thence, South 39 deg. 34 min. 30 sec. East 580.53 feet to a point in the northwesterly margin of aforementioned road; thence running with said margin North 56 deg. 15 min. 00 sec. East 25.13 feet to a point-of-beginning containing 31,601 square feet or 0.73 acres more or less.

The maintenance and repair of utility lines and facilities placed in the utility easement, and the restoration of land within the easement area should maintenance work be required, shall be the responsibility of the party or parties who use such lines and facilities. No party other than Grantee, or Grantee's successors in interest may (i) use lines of facilities installed by or for Grantee or Grantee's successors in interest without the prior written consent of Grantee or Grantee's successors in interest and of the entity furnishing the utility service in question or (ii) install additional lines and facilities or conduct activities that would unreasonably interfere with the lines and facilities installed by or for Grantee or Grantee's

successors in interest.

TEMPORARY PRIVATE EASEMENT

WEST of and immediately adjacent to the above-described easement for a distance of 693.92 feet and southwest of and immediately adjacent to the easement for a distance of 580.53, and additional 15 foot temporary construction easement (to be abandoned upon completion of construction). In no event shall the abandonment of the 15 foot temporary easement be deemed an abandonment of the 25 foot utility and drainage easement.

Being all of the property conveyed to Lucius E. Burch III and Lucius E. Burch IV, Trustees of the Lucius E. Burch III Trust dated February 26, 2014, as tenants-in-common, by deed from Stephen M. Montgomery, Substitute Trustee, dated September 28, 2023 and recorded on October 2, 2023, of record in Instrument No. 20231002-0077263, Register's Office for Davidson County, Tennessee. Also see Quitclaim Deed in Instrument No. 20160330-0029667 (24 month chain).

This is improved property located at: 1358 Page Road, Nashville, TN 37205

Exhibit "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

2. All matters appearing on the subdivision plat / survey of record in Book 421, Page 51, in the Register's Office for Davidson County, Tennessee.

3. Terms and conditions in Ingress and Egress Easements of record in Book 9953, Page 495, Book 10371, Page 287, Instrument No. 20060316-0030773 and Instrument No. 20160330-0029667, in the Register's Office for Davidson County, Tennessee.

4. Restrictive Covenant for Detached Structure of record in Instrument No. 200006290064794, in the Register's Office for Davidson County, Tennessee.

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/18/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/18/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of December, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

