Karen Johnson Davidson County
Batch# 1087069 DEEDQC
12/29/2023 12:12:30 PM 10 pgs
Fees: $52.00 Taxes: $0.00
20231229-0100158

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue, Suite 205 Nashville, Tennessee 37215 615-383-0711	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 29th day of December, 2023. Notary Public My Commission Expires:

KELLYE COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

QUITCLAIM DEED TO COMBINE TAX PARCELS

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Scott Hughes, Trustee of the Hive Trust 12 West 37th Street Floor 10 New York, NY 10018	Christopher Scott Hughes, Trustee of the Hive Trust 12 West 37th Street Floor 10 New York, NY 10018	1. 11300007200 2. 12700031300 3. 12700000400 4. 12700000300 5. 11300007600 6. 12700000900 7. 11300017200 8. 11300013000 9. 11300007400 10. 11300017600

This conveyance is being made for the express purpose of combining the above referenced Davidson County Map/Parcels into a single tax parcel.

WHEREAS, Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended and restated January 27, 2023 ("Grantor"), is the owner in fee simple of the real property described in Exhibit "A" hereto; and

WHEREAS, the property described in Exhibit "A" hereto is comprised of the ten (10) Davidson County Map/Parcels set forth hereinabove; and

WHEREAS, Grantor, as owner of said property, now wishes to combine the said ten (10) Davidson County tax parcels referenced herein into a single tax parcel.

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for the express purpose of combining Davidson County Map/Parcel Nos.

1. 11300007200
2. 12700031300
3. 12700000400
4. 12700000300
5. 11300007600
6. 12700000900
7. 11300017200
8. 11300013000
9. 11300007400
10. 11300017600

into a single tax parcel, Grantor does hereby quitclaim, transfer and convey unto Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended and restated January 27, 2023, his successors and assigns, all of Grantor's right, title and interest in the real property comprised of the aforesaid Davidson County Map/Parcel Numbers, as more particularly described on Exhibit "A" hereto.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2023.

[Remainder of page intentionally blank. Signature page and Exhibit A follow.]

GRANTOR:

Christopher Scott Hughes, Trustee of the
Hive Trust under agreement dated
August 11, 2018, as amended and restated January 27, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended and restated January 27, 2023, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of December, 2023.

BRANDON L. NEWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

NOTARY PUBLIC
My Commission Expires: 12/27/2025

EXHIBIT "A"

Legal Description

1. **11300007200**
2. **12700031300**
3. **12700000400**
4. **12700000300**
5. **11300007600**

The above five (5) Map/Parcel Numbers are more particularly described as follows:

LAND BEING AND LYING IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LYING WEST OF AND ADJACENT TO BUFFALO ROAD, BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, UNDER JOB NAME MCGI621, DATED JUNE 24, 2021, AS FOLLOWS:
Beginning At A IRON PIN FOUND ON THE WEST R.O.W. OF BUFFALO ROAD; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE NORTHEAST CORNER OF DAVID JUDD ETUX; Thence LEAVING SAID ROAD WITH JUDD, N 70°58'57" W For A Distance Of 1103.05' To A IRON PIN FOUND (#1756); SAID TREE BEING THE SOUTHERN MOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHEAST CORNER OF DAVID JUDD (TM 127, P 247.00); Thence WITH JUDD (TM 127, P 247.00) AND A FENCE, N 19°27'20" W For A Distance Of 202.41' To A IRON PIPE FOUND; Thence N 19°45'23" W For A Distance Of 161.41' To A IRON PIPE FOUND; Thence N 18°30'56" W For A Distance Of 345.51' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE NORTHEAST CORNER OF JUDD, AND THE SOUTHEAST CORNER OF COLIN FULGENZI ETUX; Thence WITH FULGENZI AND CONTINUING WITH A FENCE, N 16°46'20" W For A Distance Of 251.06' To A STEEL FENCE POST; Thence N 19°39'56" W For A Distance Of 312.43' To A IRON PIPE FOUND; Thence N 14°19'44" W For A Distance Of 127.03' To A 38" BEECH; SAID TREE BEING THE EASTERN MOST NORTHEAST CORNER OF FULGENZI; Thence CONTINUING WITH FULGENZI AND A FENCE, N 84°22'11" W For A Distance Of 609.61' To A WOOD FENCE POST; Thence N 84°03'01" W For A Distance Of 410.72' To A IRON PIN FOUND (#1979); SAID IRON PIN FOUND BEING THE WESTERN MOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; Thence CONTINUING WITH FULGENZI AND FENCE, N 06°07'03" E For A Distance Of 459.70' To A STEEL FENCE POST; Thence N 04°41'14" E For A Distance Of 220.49' To A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE NORTHERN MOST NORTHEAST CORNER OF FULGENZI, THE EASTERN MOST CORNER OF JOHNATHAN PENNINGTON ETUX, AND THE SOUTHEAST CORNER OF NICHOLAS WHITE ETUX; Thence WITH WHITE AND CONTINUING WITH A FENCE, N 05°34'03" E For A Distance Of 362.29' To A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE NORTHEAST CORNER OF WHITE, AND THE SOUTHEAST CORNER OF JOHNATHAN PENNINGTON ETUX; Thence WITH PENNINGTON AND CONTINUING WITH A FENCE, N 05°43'09" E For A Distance Of 343.45' To A 36" CHESTNUT OAK; Thence N 05°44'40" E For A Distance Of 456.95' To A 6" BEECH; SAID TREE BEING THE NORTHEAST CORNER OF PENNINGTON, AND THE SOUTHEAST CORNER OF ROBERT MOORE; Thence WITH MOORE AND CONTINUING WITH A FENCE, N 05°48'09" E, PASSING THE SOUTHEAST CORNER OF JOE ALLEN, For A Distance Of 2248.09' To A IRON PIPE FOUND ON THE SOUTH R.O.W. OF

MANNING HOLLOW ROAD; SAID IRON PIPE FOUND BEING THE NORTHEAST CORNER OF ALLEN; Thence WITH END OF SAID ROAD AND A FENCE, N 15°42'13" E For A Distance Of 47.51' To A IRON PIN FOUND ON THE NORTH R.O.W. OF MANNING HOLLOW ROAD; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF JOSHUA HINSON; Thence WITH HINSON AND CONTINUING WITH A FENCE, N 06°07'14" E For A Distance Of 977.30' To A CONCRETE MONUMENT; SAID CONCRETE MONUMENT BEING THE NORTHEAST CORNER OF HINSON, AND THE SOUTHEAST CORNER OF ALLISON MCGEE TARPLEY ETVIR; Thence WITH TARPLEY AND CONTINUING WITH A FENCE, N 05°52'06" E For A Distance Of 169.77' To A IRON PIN FOUND; Thence N 07°43'13" E For A Distance Of 64.24' To A CONCRETE MONUMENT; SAID CONCRETE MONUMENT BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHWEST CORNER OF CYNTHIA CAPERS; Thence WITH CAPERS AND A FENCE, S 83°48'24" E For A Distance Of 756.00' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF CAPERS, AND THE SOUTHWEST CORNER OF F. RONALD GREEN; Thence WITH GREEN AND CONTINUING WITH A FENCE, S 84°05'36" E For A Distance Of 362.52' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF GREEN, AND THE SOUTHWEST CORNER OF LOU ANNE SANDLIN; Thence WITH SANDLIN AND CONTINUING WITH A FENCE, S 84°05'36" E For A Distance Of 631.88' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF SANDLIN, AND THE SOUTHWEST CORNER OF MCKINNEY; Thence WITH MCKINNEY AND A FENCE, S 83°53'56" E For A Distance Of 934.24' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE NORTHERN MOST NORTHEAST CORNER OF THE TRACT BEING DESCRIBED, THE SOUTHEAST CORNER OF MCKINNEY, AND THE WEST BOUNDARY OF JERRY JONES ETUX; Thence LEAVING SAID FENCE WITH JONES, S 05°38'06" W For A Distance Of 947.52' To A IRON ROD FOUND; Thence S 05°27'01" W For A Distance Of 610.36' To A IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHWEST CORNER OF JONES; Thence CONTINUING WITH JONES, S 86°53'08" E For A Distance Of 513.76' To A IRON ROD FOUND; Thence N 00°23'00" E For A Distance Of 233.90' To A 28" POPLAR; Thence WITH A FENCE AND CONTINUING WITH JONES, N 30°04'07" E For A Distance Of 149.72' To A STEEL FENCE POST; Thence N 03°12'07" W For A Distance Of 114.69' To A 6" Oak; Thence S 84°19'35" E For A Distance Of 584.46' To A 14" HICKORY; Thence N 06°22'37" E For A Distance Of 191.21' To A IRON PIN FOUND; Thence LEAVING SAID FENCE AND CONTINUING WITH JONES, N 87°06'37" E For A Distance Of 257.41' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE EASTERN MOST NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; Thence CONTINUING WITH JONES, S 24°16'09" E For A Distance Of 247.35' To A IRON PIN FOUND; Thence S 26°27'15" W For A Distance Of 497.01' To A IRON PIN SET; Thence S 85°43'01" E For A Distance Of 65.33' To A WOOD FENCE POST; SAID WOOD FENCE POST BEING THE NORTHWEST CORNER OF THE HATTIE J. DEMOSS REVOCABLE LIVING TRUST; Thence WITH THE HATTIE J. DEMOSS REVOCABLE LIVING TRUST AND A FENCE, S 03°34'06" W For A Distance Of 419.97' To A 6" HICKORY; Thence LEAVING SAID FENCE AND CONTINUING WITH THE HATTIE J. DEMOSS REVOCABLE LIVING TRUST, S 12°10'08" W, PASSING THE NORTHWEST CORNER OF DEBORAH JETT AN DELLAN JETT, For A Distance Of 882.15' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE SOUTHWEST CORNER OF JETT, THE EASTERN MOST SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE NORTH BOUNDARY OF STEPHANIE MCCLURE ETVIR; Thence WITH MCCLURE AND A FENCE, N 86°57'58" W For A Distance Of 439.99' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF MCCLURE AND THE NORTHEAST CORNER OF CATHERINE SULLIVAN TRUSTEES; Thence WITH SULLIVAN AND CONTINUING WITH A FENCE, N 86°17'11" W For A Distance Of 855.77' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF SULLIVAN; Thence CONTINUING WITH SULLIVAN

AND A FENCE, S 06°24'01" W For A Distance Of 797.54' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE NORTHEAST CORNER OF JOHN MARSHALL THACKER JR. TRUSTEE; Thence WITH JOHN MARSHALL THACKER JR. TRUSTEE AND CONTINUING WITH A FENCE, N 89°15'44" W For A Distance Of 140.91' To A WOOD FENCE POST; Thence N 85°20'21" W For A Distance Of 246.68' To A IRON PIN FOUND (#2122); SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF JOHN MARSHALL THACKER JR. TRUSTEE; Thence CONTINUING WITH JOHN MARSHALL THACKER JR. TRUSTEE AND A FENCE, S 09°52'51" E For A Distance Of 73.69' To A WOOD FENCE POST; Thence S 08°16'01" E For A Distance Of 196.48' To A WOOD FENCE POST; Thence S 00°18'24" E For A Distance Of 206.15' To A WOOD FENCE POST; Thence S 01°13'17" E For A Distance Of 130.39' To A WOOD FENCE POST; SAID WOOD FENCE POST BEING THE NORTHWEST CORNER OF DONALD WINTERS JR. ETUX; Thence WITH WINTERS AND CONTINUING WITH FENCE, S 01°34'16" E For A Distance Of 107.92' To A WOOD FENCE POST; Thence S 11°14'36" E For A Distance Of 153.23' To A WOOD FENCE POST; Thence S 20°51'04" E For A Distance Of 178.96' To A IRON PIPE FOUND; Thence S 02°48'35" E For A Distance Of 96.25' To A WOOD FENCE POST; Thence S 15°55'33" W For A Distance Of 128.81' To A WOOD FENCE POST; Thence S 30°52'58" W For A Distance Of 116.39' To A IRON PIN FOUND; Thence S 20°03'13" W For A Distance Of 77.18' To A WOOD FENCE POST; Thence S 37°09'15" E For A Distance Of 171.21' To A IRON PIN FOUND; Thence S 42°03'00" E For A Distance Of 56.75' To A IRON PIN FOUND (#1299); Thence S 34°44'29" E For A Distance Of 286.26' To A IRON PIPE FOUND; Thence S 64°49'32" W For A Distance Of 24.01' To A POINT IN THE CENTER OF BUFFALO CREEK; Thence WITH CENTER OF SAID CREEK AND CONTINUING WITH WINTERS, S 29°25'42" E For A Distance Of 78.33' To A POINT; Thence S 42°25'24" E For A Distance Of 132.23' To A POINT; Thence S 31°16'12" E For A Distance Of 71.73' To A POINT; Thence S 01°30'59" W For A Distance Of 49.96' To A POINT; Thence LEAVING SAID CREEK CONTINUING WITH WINTERS, S 30°30'11" E, PASSING AN IRON PIN SET AT 37.13', IN ALL A Distance Of 96.46' To A IRON PIN SET ON THE WEST R.O.W. OF BUFFALO ROAD; Thence WITH WEST R.O.W. OF BUFFALO ROAD, S 37°39'54" W For A Distance Of 308.62'; Thence With A Curve Turning To The Left With A Radius Of 659.43', With A Chord Bearing Of S 29°46'08" W, With A Chord Length Of 166.61', TO A POINT; Thence S 20°52'44" W For A Distance Of 170.93' TO A POINT; Thence S 17°32'53" W For A Distance Of 205.24'; TO A POINT; Thence S 18°57'01" W For A Distance Of 143.47'; TO A POINT; Thence S 23°12'22" W For A Distance Of 149.50' To The Point Of Beginning And Containing 424.38 Acres.

Being the same property conveyed to Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended by First Amendment dated December 18, 2018, and as amended by Second Amendment dated October 22, 2019, with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary, by deed from Kevin McGinn and wife, Cynthia McGinn, of record in Instrument No. 20210702-0089783, Register's Office for Davidson County, Tennessee.

6: 12700000900

The above Map/Parcel Number is more particularly described as follows:

Land in Davidson County, Tennessee, being property fronting approximately 500 feet on the east side of Buffalo Road, north of Charlotte Pike.

Being part of the same property conveyed to Venture Properties by Quitclaim Deed dated August 31, 1994,

from Aline Swain, Substitute Trustee for the William C. McCullough Family Trust, of record in Book 9460, Page 941 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brandon Newell pursuant to Report of Sale in the matter of Metropolitan Government Etc. vs. Delinquent Taxpayers Etc. (Venture Properties), File No. 22-0464-II, Bill No. 16333, of record as Instrument No. 20230124-0005387 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended, by Quitclaim Deed dated April 18, 2023 from Brandon Newell, of record in Instrument No. 20230418-0028390 in the Register's Office for Davidson County, Tennessee.

7. 11300017200

The above Map/Parcel Number is more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Ninth (9th) Civil District of Davidson County, Tennessee, being the "William Wayne McKinney Lot" on the Plan of William K. McKinney et ux., Mary L. McKinney Subdivision of record in Plat Book 5800, Page 379, Register's Office for Davidson County, Tennessee. Reference is hereby made to said Plat for a more complete description. Said Lot contains 5.1 acres by survey of Gregory Underwood, Registered Land Surveyor No. 1299.

Being the same property conveyed to Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended by First Amendment dated December 18, 2018, and as amended by Second Amendment dated October 22, 2019, by deed from Regions Bank, an Alabama banking corporation, of record in Instrument No. 20220719-0082353, Register's Office for Davidson County, Tennessee.

8. 11300013000
9. 11300007400
10. 11300017600

The above three (3) Map/Parcel Numbers are more particularly described as follows:

LAND BEING AND LYING IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LYING SOUTH OF AND ADJACENT TO DUFFIELD ROAD, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, DATED AUGUST 10, 2023, AS FOLLOWS:

Beginning At A IRON PIPE FOUND; SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, THE EASTERN MOST NORTHEAST CORNER OF HIVE TRUST (TM 113, P 172.00), AND THE SOUTH BOUNDARY OF STEPHEN & CHRISTY COLLINS; Thence WITH COLLINS, S 85°32'38" E, PASSING THE CENTER AND END OF DUFFIED ROAD AT

98.03', IN ALL A Distance Of 126.08' To A IRON PIN FOUND (#1710); SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF BOBBY PLUNKETT; Thence LEAVING COLLINS WITH PLUNKETT, S 82°44'53" E For A Distance Of 317.21' To A WOOD FENCE POST; Thence S 80°34'56" E, PASSING THE SOUTHEAST CORNER OF PLUNKETT AND THE SOUTHWEST CORNER OF THOMAS LANE JR. ETUX, IN ALL A Distance Of 353.82' To A 22" Poplar; Thence S 88°44'39" E For A Distance Of 169.80' To A 20" Poplar; Thence S 83°54'17" E For A Distance Of 492.32' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED AND THE NORTHWEST CORNER OF ROBERT GRANT ETUX; Thence LEAVING LANE WITH GRANT, S 18°17'38" W For A Distance Of 345.81' To A 34" OAK; Thence S 13°29'21" W For A Distance Of 435.25' To A 26' POPLAR; SAID TREE BEING THE SOUTHWEST CORNER OF GRANT; Thence S 81°24'54" E For A Distance Of 548.50' To A 36' OAK; Thence S 81°22'40" E For A Distance Of 282.46' To A IRON PIN SET; Thence S 04°03'35" W, PASSING THE SOUTHERN MOST SOUTHWEST CORNER OF GRANT, THE NORTHWEST CORNER OF ROBERT GRANT (TM 113, P 66.00), THE SOUTHWEST CORNER OF ROBERT GRANT (TM 113, P 66.00), AND THE NORTHWEST CORNER OF W.T. HOWS SR. ETUX, IN ALL A Distance Of 425.99' To A 18" WHITE OAK/ FENCE CORNER; Thence WITH HOWS, S 01°07'01" W For A Distance Of 126.71' To A STEEL FENCE POST; Thence S 01°16'14" W For A Distance Of 282.60' To A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED AND THE NORTHEAST CORNER OF ROBERT DEMOSS; Thence LEAVING HOWS WITH DEMOSS, N 70°32'19" W For A Distance Of 270.99' To A 12" HACKBERRY; Thence N 89°23'46" W For A Distance Of 545.64' To A WOOD FENCE POST; SAID WOOD FENCE POST BEING THE NORTHWEST CORNER OF DEMOSS, AND THE EASTERN MOST NORTHEAST CORNER OF HIVE TRUST (TM 113, P 76.00);

Thence LEAVING DEMOSS WITH HIVE TRUST (TM 113, P 76.00), N 85°47'34" W For A Distance Of 65.07' To A IRON PIN FOUND (#1335); SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF HIVE TRUST (TM 113, P 72.00); Thence LEAVING HIVE TRUST (TM 113, P 76.00) WITH HIVE TRUST (TM 113, P 72.00), N 26°27'15" E For A Distance Of 497.01' To A IRON PIN FOUND; Thence N 24°16'09" W For A Distance Of 247.35' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF HIVE TRUST (TM 113, P 72.00); Thence S 87°06'37" W For A Distance Of 257.41' To A IRON PIN FOUND; Thence S 06°22'37" W For A Distance Of 191.21' To A 14" HICKORY; Thence WITH A FENCE CONTINUING WITH HIVE TRUST (TM 113, P 72.00), N 84°19'35" W For A Distance Of 584.46' To A 6" OAK; SAID TREE BEING THE NORTHWEST CORNER OF HIVE TRUST (TM 113, P 72.00); Thence LEAVING SAID FENCE CONTINUING WITH TRUST, S 03°12'07" E For A Distance Of 114.69' To A STEEL FENCE POST; Thence S 30°04'07" W For A Distance Of 149.72' To A 28" POPLAR; Thence S 00°26'43" W For A Distance Of 233.85' To A IRON ROD FOUND; SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF HIVE TRUST (TM 113, P 72.00) AND THE NORTH BOUNDARY OF HIVE TRUST (TM 113, P 76.00); Thence LEAVING HIVE TRUST (TM 113, P 72.00) WITH HIVE TRUST (TM 113, P 76.00) AND A FENCE, .N 86°53'18" W For A Distance Of 513.76' To A IRON PIN FOUND (#1335); SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED; Thence CONTINUING WITH HIVE TRUST (TM 113, P 76.00) AND SAID FENCE, N 05°26'51" E For A Distance Of 610.36' To A IRON ROD FOUND; Thence LEAVING SAID FENCE CONTINUING WITH HIVE TRUST (TM 113, P 76.00), N 05°37'56" E For A Distance Of 947.52' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE NORTHEAST CORNER OF HIVE TRUST (TM 113, P 76.00) AND THE SOUTHEAST CORNER OF HIVE TRUST (TM 113, P 172.00); Thence LEAVING HIVE TRUST (TM 113, P 76.00) WITH HIVE TRUST (TM 113, P 172.00), N 06°42'38" E For A Distance Of 148.12' To The Point Of Beginning And Containing 56.48 Acres AS

SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, AUGUST 10, 2023.

Being the same property conveyed to Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended and restated January 27, 2023, as amended, with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary, by Warranty Deed dated September 6, 2023, from Jerry L. Jones and Lillian Jones, a married couple (as to Parcel 1); Jerry Lee Jones, as surviving spouse to Diane Jones (as to Parcel 2); and Jerry Jones, Trustee in trust for Derrick Michael Jones, with full power to sell, transfer, mortgage or otherwise convey, without joinder of said beneficiary (as to Parcel 3), of record in Instrument No. 20230906-0069891, Register's Office for Davidson County, Tennessee, and by Quitclaim deed dated September 6, 2023 from Jerry L. Jones and Lillian Jones, a married couple, Jerry Lee Jones, as surviving spouse to Diane Jones, and Jerry Jones, Trustee, in trust for Derrick Michael Jones, with full power to sell, transfer, mortgage or otherwise convey, without joinder of said beneficiary, of record in Instrument No. 20230906-0069892, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/28/2023.

George E. Mudter, Jr.
Dated 12/29/2023

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 12/29/2023

My commission expires 10/2/2023

