Name and Address of New Owner:
Pierce Land Company, LLC
2515 Brittany Drive
Nashville, TN 37206

Send Tax Bills To:
New owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1089338 DEEDWARR
01/08/2024 12:35:30 PM 5 pgs
Fees: $28.00 Taxes: $3,330.00
20240108-0001519

Map & Parcel No: 175-00-0-033.00 & 175-00-0-020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shekhar C. Thakur, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Pierce Land Company, LLC, a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

TRACT 1:
BEING A TRACT OR PARCEL OF LAND LOCATED IN ANTIOCH, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING A PORTION OF THE PROPERTY CONVEYED BY DEED IN INSTR. #20061127_0145612, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT LOCATED ALONG THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD, SAID POINT BEING THE NORTHEASTERLY CORNER OF PROPERTY CONVEYED TO TIM SMITH AND WIFE MELINDA SMITH BY QUITCLAIM DEED OF RECORD IN INSTR. #20090709_0064014, R.O.D.C. AND BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE WITH THE NORTHERLY LINE OF THE AFOREMENTIONED TIM SMITH PROPERTY N 84DEG 07MIN 00SEC W, 578.38 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, LEAVING SAID NORTHERLY LINE OF SMITH WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD HOBSON PIKE N 8DEG 17MIN 24SEC E, 22.96 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, CONTINUING N 7DEG 24MIN 48SEC E, 124.87 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, CONTINUING WITH A CURVE TO THE RIGHT 114.25 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 32DEG 43MIN 49SEC, A RADIUS OF 200.00 FEET AND A CHORD OF N 23DEG 46MIN 43SEC E, 112.70 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, CONTINUING N 40DEG 08MIN 37SEC E, 613.58 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, CONTINUING N 54DEG 17MIN 51SEC E, 92.52 FEET TO AN

IRON ROD (NEW W/RLS 1638 CAP),

THENCE, CONTINUING N 69DEG 57MIN 46SEC E, 279.67 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, CONTINUING N 54DEG 54MIN 31SEC E, 68.98 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF OLD HICKORY BOULEVARD S 6DEG 20MIN 45SEC W, 39.92 FEET TO AN EXISTING TDOT R/W MONUMENT,

THENCE, CONTINUING S 10DEG 50MIN 45SEC W, 385.19 FEET TO AN EXISTING TDOT R/W MONUMENT,

THENCE, CONTINUING WITH A CURVE TO THE RIGHT 588.26 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 18DEG 46MIN 26SEC, A RADIUS OF 1,795.30 FEET AND A CHORD OF S 20DEG 13MIN 59SEC W, 585.63 FEET TO AN EXISTING TDOT R/W MONUMENT AND THE POINT OF BEGINNING.

CONTAINING 453,998 SQUARE FEET OR 10.422 ACRES, MORE OR LESS

THIS IS UNIMPROVED PROPERTY KNOWN AS 12782 OLD HICKORY BOULEVARD ANTIOCH, TN 37013.
PROPERTY MAP 175 PARCEL 33.00

TRACT 2:
BEING A TRACT OR PARCEL OF LAND LOCATED IN ANTIOCH, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING A PORTION OF THE PROPERTY CONVEYED BY DEED IN INSTR. #20061127_0145612, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PRESERVE BOULEVARD, SAID POINT BEING AN INTERIOR CORNER OF THE DEDICATED OPEN SPACE AREA AS SHOWN ON THE FINAL PLAT OF THE PRESERVE AT OLD HICKORY, SECTION ONE, AS OF RECORD IN PLAT INSTR. #20060824 - 0104545, R.O.D.C., AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, LEAVING SAID RIGHT-OF-WAY LINE WITH THE SOUTHERLY LINE OF THE AFOREMENTIONED DEDICATED OPEN SPACE AREA OF THE PRESERVE AT OLD HICKORY, SECTION ONE, S 72DEG 29MIN 27SEC E, 259.20 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, LEAVING SAID SOUTHERLY OPEN SPACE LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF OLD HOBSON PIKE S 40DEG 08MIN 37SEC W, 401.49 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, CONTINUING WITH A CURVE TO THE LEFT 137.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 32DEG 43MIN 49SEC, A RADIUS OF 240.00 FEET AND A CHORD OF S 23DEG 46MIN 43SEC W, 135.24 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP),

THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE WITH THE EASTERLY LINE OF THE DEDICATED OPEN SPACE OF THE

PRESERVE AT OLD HICKORY, SECTION ONE, N 7DEG 24MIN 48SEC E, 512.94 FEET TO AN IRON ROD (NEW W/RLS 1638 CAP) AND THE POINT OF BEGINNING.

CONTAINING 56,917 SQUARE FEET OR 1.307 ACRES, MORE OR LESS.

THIS IS UNIMPROVED PROPERTY KNOWN AS 0 OLD HICKORY BOULEVARD ANTIOCH, TN 37013.
PROPERTY MAP 175 PARCEL 20.00

AS TO BOTH TRACTS:
BEING THE SAME PROPERTY CONVEYED TO VIDYA ENTERPRISES, INC. BY WARRANTY DEED FROM LESTER F. WILLIAMS AND SARA JANE JONES OF RECORD IN BOOK 9610, PAGE 458, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 1, 1995 AND RECORDED ON MARCH 3, 1995.

BEING THE SAME PROPERTY CONVEYED TO SHEKHAR C. THAKUR, AN INDIVIDUAL, SINGLE, BY QUITCLAIM DEED FROM VIDYA ENTERPRISES, A CORPORATION OF RECORD IN INSTRUMENT NO. 20061127-0145612 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 4, 2006 AND RECORDED ON NOVEMBER 27, 2006. SAID DEED CONTAINS FLAWS IN THE LEGAL DESCRIPTION, DERIVATION CLAUSE, AND CONVEYANCE CLAUSE, AMID OTHER SECTIONS OF THE DEED. THE PURPOSE OF THIS DEED IS TO CAUSE THE INTENDED CONVEYANCE. NOTE: VIDYA ENTERPRISES, INC. AMENDED ITS NAME TO ARTISTIC DIVERSITIES, INC. ON NOVEMBER 10, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of January, 2024.

Shekhar C. Thakur (SEAL)
Shekhar C. Thakur

STATE OF MICHIGAN
COUNTY OF Calhoun

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shekhar C. Thakur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of January, 2024.

Kimberly Sue Weers
NOTARY PUBLIC - MICHIGAN
OF CALHOUN COUNTY
ACTING IN THE COUNTY OF Calhoun
MY COMMISSION EXPIRES May 22nd 2029

Notary Public
My commission expires: 05-22-2029

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $900,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
4th day of January, 2024.

Notary Public
My commission expires: 3-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-22-2094

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-4-24.

Affiant Signature — Date: 1-4-24

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 4 day of January, 2024.

Notary Signature

My Commission Expires: 5-9-26

