Karen Johnson Davidson County
Batch# 1090057 DEEDWARRSP
01/10/2024 08:09:30 AM 7 pgs
Fees: $38.00 Taxes: $1,313.50
20240110-0001983

Return To:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

SPECIAL WARRANTY DEED

This Instrument Prepared By: Lionsgate Title & Escrow, LLC 2721 Fairview Blvd., #102 Fairview, Tennessee 37062	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
	Jeremy Redmon 5799 Cane Ridge Road Antioch, Tennessee 37013	174-00-00-151.00

THIS INDENTURE, made and entered into this 28 day of December 2023, by and between

CANE RIDGE TN, LLC, a Delaware limited liability company, fka DRAPAC GROUP 46, LLC (the "**Grantor**")

And

JEREMY REDMON, An individual resident of the State of Tennessee (the "**Grantee**")

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

See **Exhibit "A"** attached hereto and by this reference incorporated herein

BEING A PORTION OF THE SAME property conveyed to CANE RIDGE TN, LLC, a Delaware limited liability company, formerly known as Drapac Group 46, LLC, a Delaware limited liability company, by Special Warranty Deed of record at Instrument No. 20150209-0011683 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee and its successors, heirs and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

Grantor further covenants and binds itself, its successors, heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor, but not otherwise.

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.

[Signatures appear on the following page]

Witness my hand this 19th day of December, 2023, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

CANE RIDGE TN, LLC,
a Delaware limited liability company

By: _____
Print Name: Sebastian Drapac
Title: Manager

STATE OF GEORGIA
COUNTY OF FULTON

I, Million Tsegay, a Notary Public of the County and State aforesaid, certify that Sebastian Drapac personally appeared before me this day and acknowledged that he is the authorized Manager of CANE RIDGE TN, LLC, the foregoing instrument was signed on behalf of CANE RIDGE TN, LLC, a Delaware limited liability company.

Witness my hand and official seal, this the 19th day of December, 2023.

My Commission Expires: April 11, 2025

(Affix Notary Seal)

MILLION F TSEGAY
NOTARY PUBLIC
MY COMMISSION EXPIRES
APRIL 11, 2025
DEKALB COUNTY, GEORGIA

_____
Notary Public

Million F. Tsegay
Print Name

STATE OF TN
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $355,000.00

Affiant _____

Subscribed and sworn to before me this the 29 day of December, 2023

Notary Public _____
My commission expires: 3-24-2027
(Affix Seal)

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY

This is unimproved (X) improved ( ) property, known as **5791 Cane Ridge Road Antioch, TN 37013**

EXHIBIT A

Legal Description

PARCEL NUMBER 174-00-0-151.00

Parcel No. 1 - 9.402 Acres

Land situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Property lying in southeastern Davidson County on the west side of Cane Ridge Road, and being approximately 1.1 miles north from the intersection of Old Hickoly Blvd, and Cane Ridge Road, bounded on the south by Rebound Care Corp. property of record in Book 8125, Page 134 and by the remaining property of the Sally Wingler heirs, of record in Book 2650, page 451; on the west by Said Sally Wingler heirs property and by property belonging to Cane Ridge Farms, LLC of record in Book 11431, Page 163; on the north by property belonging to Patricia Jackson of record in Book 10374, Page 450 and by property belonging to Louis Wheatley of record in Book 1978, page 623; and on the east by Cane Ridge Road and more specifically described as follows:

Beginning on an iron pin on the west margin of Cane Ridge Road and located approximately 12 miles north of the intersection of Cane Ridge Road and Old Hickory Blvd., being the northeast corner of tract #2 of this survey and the southeast corner of tract # 1 of this survey, the herein described tract; thence leaving the margin of said road with the north line of tract #2 of this survey, N-66°27'38"-W, 237.34' to an iron pin; thence N-69°40'34"-W, 510.96' to an iron pin; thence N-84°29'37"-W, 762.59' to an iron pin on the northeast side of the 24" cedar near the south bank of Turkey Creek; thence N-14°43'58"E, 196.64' to a 20" cedar in the fence; thence, N-17°04'46"-E, 28.48' to an iron pin in the fence by a steel fence post, the northwest comer of the herein described tract and the southwest corner of Jackson; thence S-84°38'04"-E, 181.00' to an iron pin, Jackson's southeast corner and Wheatley's southwest corner; thence S-85°52'16"-E, 1191.95' to an iron pin on the west margin of Cane Ridge Road, Wheatley's southeast comer and the northeast corner of the herein described tract; thence with the margin of said road around a curve to the right, having a radius of 398.40', an arc distance of 244.99', having a chord bearing of S-11°58'13"-E and a chord distance of 241.15' to an iron pin; thence continuing with the margin of said road S-05°30'45"W, 225.23' to an iron pin, the point of beginning, and containing 9.402 acres, more or less, according to survey by Galyon W. Northcutt, RLS #1529, dated April 5, 2000 and revised June 27, 2001.

[Legal description to continue following page]

Parcel No. 2 - 6.923 Acres

Land situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Commencing on an iron pin on the west margin of Cane Ridge Road, the southeast corner of tract #2 of this survey, thence with the south line of tract 2 of this survey and the north line of the Rebound Care N-61°07'05"W, 911.07' to an iron pin, the point of beginning of the herein described tract; thence with said north line N-61°07'05"-W, 480.02' to a steel fence post on the centerline of the TVA 150' power line right of way; thence S-78°53'41"-W, 544.72' to an iron pin by an 8" cedar at a fence corner; thence with said fence N-04°31'57"-W, 119.64' to an iron pin by a 20' cedar snag at a fence comer, Thence N-11°24'22"-W, 19.37' to an iron pin set by Scott Cherry Surveying at a southeast corner of Cane Ridge Farms, LLC; thence Cane Ridge Farms N-14°16'42-E, 190.61' to a double 30" oak in the fence; thence N-88°49'28"-E, 312.65' to an iron pin set by Scott Cherry Surveying; thence S-84°31'34"-E, 3.62' to an iron pin set by a 24" cedar; thence S-84°29'37"-E, 762.59' to an iron pin in the south boundary of tract #1 of this survey and being the northwest corner of tract #2 of this survey and the northeast corner of the herein described tract; S-21°56'02"-W, 412.67' to an iron pin, the point of beginning and containing 6.923 acres, more or less according to a survey by Galyon W. Northcutt dated April 5, 2000 and revised June 27, 2001.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2023, a lien not yet due and payable.
2. Matters shown on the Plan of record as Instrument No. 20010628-0068641, said Register's Office.
3. Transmission Line Easement of record in Book 4424, page 973, said Register's Office.
4. Easement Agreement of record as Instrument No. 20221006-0110457, said Register's Office.
5. Easement for the flow of the water of Turkey Creek and the rights of the public therein.
6. Rights of upper and lower riparian owners to the flow of the water of Turkey Creek, free from diminution or pollution.
7. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Turkey Creek.
8. Title to that portion of the land lying below the ordinary low water mark of Turkey Creek.

CERTIFICATION

I, Emily Prophet, 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 12-28-2023.

Affiant Signature

1-9-2024

Date

STATE OF TENNESSEE
COUNTY OF LAWRENCE

Sworn to and subscribed before me this 9 day of January 2024.

Notary Signature

My Commission Expires: 7-30-2025

