Karen Johnson Davidson County
Batch# 1096610 DEEDWARR
02/01/2024 07:54:30 AM 4 pgs
Fees: $23.00 Taxes: $7,400.00
20240201-0006988

WARRANTY DEED

SPIRO-T24009

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF January, 2024.

(Affix Seal) Notary Public

My Commission Expires:

LINZY B LEHN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Aristevi Foundation a Tennessee Domestic Nonprofit Corp.	SAME	044-046.00 & 044-036.00
1202 Robinson Road		
Old Hickory, TN 37138		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **MAUDE ROBINSON HOPKINS, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **ARISTEVI FOUNDATION, A TENNESSEE DOMESTIC NONPROFIT CORP.**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT I:
SITUATED in Davidson County, Tennessee, in Hadley's Bend of the Cumberland River near Old Hickory, Tennessee and described more particularly as follows: BEGINNING at a railroad rail located in the Southerly right of way margin of Robinson Road. Said Railroad Rail is located 3,735.6 feet in an Easterly direction from the centerline of New Bridge Road; Thence, following the aforementioned right of way margin and a curve to the left having a Radius of 1,432.40 feet, a Central Angle of 12° -1 O' -33" for an Arc distance of 304.40 feet to a point; Thence, South 52°-10' East a distance of 80.70 feet to an 8" fence corner post; Thence, leaving said right of way margin South 38°-25' West a distance of 316.00 feet to a 10" fence corner post; Thence, North 48°-25' West a distance of 476.80 feet to a corner post; Thence, North 54° -30' East a distance of 329.60 feet to the Point of Beginning. Tract contains 3.06 Acres more or less.

BEING the same property conveyed to Maude Robinson Hopkins and husband, John Rowland Hopkins, by Quitclaim Deed from Muriel Robinson A/KIA Muriel Robins on Estes, Gale Robinson A/KIA Edward Gale Robinson and Maude Robinson Hopkins, dated 9/16/1986 and recorded 9/18/1986 in Book 6982, Page 915; and being part of the same property previously conveyed to Maude Robinson Hopkins, Muriel Robinson Estes and Edward Gale Robinson by Quitclaim Deed from Maude Robinson Hopkins and Murie I. Robinson Estes, dated 7/8/1980 and recorded 12/5/1985 in Book 6727, Page 474; and being part of the same property previously conveyed to Maude Robinson Hopkins and Muriel Robinson Estes, by Quitclaim Deed from Garner Robinson, a widower, dated 7/8/1980 and recorded 12/5/1985 in Book 6727, Page 472; and being part of the same property previously conveyed to Garner Robinson, by Deed from The Nashville Industrial Corporation, dated 1/17/1942 and recorded 3/17/1944 in Book 1229, Page 668, in the Register's Office of Davidson County, Tennessee. Parcel 044-00-0-046.00:

TRACT II:
SITUATED in Davidson County, Tennessee, and being more particularly described according to a survey by MEC, Inc., dated 7/24/97, as follows: BEGINNING at an angle iron being the northwest corner of the Maude Robinson Hopkins property, as recorded in Book 6982, Page 915, R.O.D.C., TN, said point being 329.6 feet southwest of the margin of State Route 45; Thence, along the said Hopkins line and a fence S 46°- 07'- 58" E, 335.68 feet to a new iron rod at a fence corner; Thence, along the lines of Maude R. Hopkins, Et al, as recorded in Book 6727, Page 474; R.O.D.C., TN and a fence S 40°- 21'44" W, 169.32 feet to a new iron rod at a fence corner; Thence, along a fence S 43°- 49'-- 23" E, 118.62 feet to a new iron rod at a fence corner; Thence, with a fence S 40°- 49' - 05" W, 275.82 feet to a new iron rod at a fence corner; Thence, leaving the fence S 49°- 24' - 10" E, 40.98 feet to a new iron rod; Thence, S 40°- 38' - 28" W, 611.38 feet to a new iron rod; Thence, along the easterly lines of Burnice E. Clemmons

Et ux, and recorded in Book 2143, Page 19 with a fence N 03°- 49' - 11" E, 979.72 feet to an old railroad iron at a fence corner; Thence, continuing with the fence N 57°- 43' - 40" E, 316.51 feet to the Point of Beginning and Containing 8.00 acres.

BEING the same property conveyed to Maude Robinson Hopkins and husband, John Rowland Hopkins, as tenants by the entireties with rights of survivorship, by Quitclaim Deed from Muriel J. Robinson, dated 9/11/2006 and recorded 9/13/2006 in Instrument No. 20060913-0113280; and being the same property previously conveyed to Maude Robinson Hopkins and Muriel Robinson, as tenants in common, by Quitclaim Deed from Lana C. Robinson, dated 9/29/1997 and recorded 10/23/1997 in Book 10655, Page 611; and being part of the same property previously conveyed to Maude Robinson Hopkins, Muriel Robinson Estes and Edward Gale Robinson by Quitclaim Deed from Maude Robinson Hopkins and Muriel Robinson Estes, dated 7/8/1980 and recorded 12/5/1985 in Book 6727, Page 4 7 4; and being part of the same property previously conveyed to Maude Robinson Hopkins and Muriel Robinson Estes, by Quitclaim Deed from Garner Robinson, a widower, dated 7/8/1980 and recorded 12/5/1985 in Book 6727, Page 472; and being part of the same property previously conveyed to Garner Robinson, by Deed from The Nashville Industrial Corporation, dated 1/17/1942 and recorded 3/17/1944 in Book 1229, Page 668, in the Register's Office of Davidson County, Tennessee. The said Edward Gale Robinson having since died, thereby vesting his interest in Lana C. Robinson pursuant to his Last Will and Testament filed in Will Book 197, Page 173, in the Probate Court for Davidson County, Tennessee.

TRACT III:
SITUATED in Davidson County, Tennessee, and being more particularly described as follows: BEGINNING at an iron rod in the northeast corner of the Maude R. Hopkins et al property as described in Deed Book 6727, page 474, RODC, TN and being the southeast corner of the Maude R. Hopkins property as described in Instrument No. 20060913-0113280 RODC, TN also being in the west line of the Maude R. Hopkins property described in Deed Book 6982, page 915, RODC, TN; Thence, with Hopkins west line, South 46 deg. 36 min. 15 sec. East, 141.12 feet to an iron rod in the north line of the Riverfront Development Limited Partnership property as described in Deed Book 9267, page 665, RODC, TN; thence, with Riverfront's north line, South 40 deg. 25 min. 00 sec. West, 377.50 feet to an iron rod; thence, with Riverfront's west line, South 48 deg. 12 min. 50 sec. East, 17.96 feet to an new iron rod; thence, with a new line through the Maude R. Hopkins, et al, property, South 40 deg. 26 min. 10 sec. West, 71.34 feet to an iron rod in the line dividing the two Maude R. Hopkins properties; thence, with the said line, North 49 deg. 36 min. 28 sec. West, 40.98 feet to an iron rod; thence, North 40 deg. 36 miri. 47 sec. East, 275.82 feet to an iron rod; thence, North 44 deg. 01 min. 41 sec. West, 118.62 feet to an iron rod; thence, North 40 deg. 09 min. 26 sec. East, 169.32 feet to the point of beginning and containing 31722 square feet or 0.728 acres, more or less. Being part of the same property previously conveyed to Garner Robinson, by Deed from The Nashville Industrial Corporation, dated 1/17/1942 and recorded 3/17/1944 in Book 1229, Page 668, in the Register's Office of Davidson County, Tennessee.

Being part of the same property previously conveyed to Maude Robinson Hopkins and Muriel Robinson Estes, by Quitclaim Deed from Garner Robinson, a widower, dated 7/8/1980 and recorded 12/5/1985 in Book 6727, Page 472, in the Register's Office of Davidson County, Tennessee. Being part of the same property previously conveyed to Maude Robinson Hopkins, Muriel Robinson Estes and Edward Gale Robinson by Quitclaim Deed from Maude Robinson Hopkins and Muriel Robinson Estes, dated 7/8/1980 and recorded 12/5/1985 in Book 6727, Page 474, in the Register's Office of Davidson County, Tennessee.

The said Edward Gale Robinson having since died, thereby vesting his interest in Lana C. Robinson pursuant to his Last Will and Testament filed in Will Book 197, Page 173, in the Probate Court for Davidson County, Tennessee. BEING the same property conveyed to Maude Robinson Hopkins and husband, John Rowland Hopkins, by Quitclaim Deed from Muriel Robinson (fka Muriel Robinson Estes) and Lana C. Robinson, dated 11/13/2007 and recorded 11/14/2007 in Instrument No. 20071114-0133789, in the Register's Office of Davidson County, Tennessee.

John Rowland Hopkins having since died on 07/26/2023 leaving Maude Robinson Hopkins as sole tenant.

This is (X) improved property known as 1202 Robinson Road, Old Hickory, Tennessee 37138 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the

lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this 31st day of January, 2024 :

Maude Robinson Hopkins

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, Kevin Tracy Williams, a Notary Public in and for said County and State, the within named MAUDE ROBINSON HOPKINS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 31st day of January, 2024.

Notary Public

My Commission Expires: 07/24/2024

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 1/31/2024 (date of document).

Affiant Signature

1/31/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31 day of January, 2024.

Angela Hyde
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024