7188

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 680,000.00 .

Affiant

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

Notary Public

COMMISSION EXPIRES: _____

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Karen Johnson Davidson County
Batch# 1097802 DEEDWARR
02/05/2024 12:15:30 PM 4 pgs
Fees: $23.00 Taxes: $2,516.00
20240205-0007919

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dantzler-Hines Partners, G.P.	New Owner	187-00-0-021
(NAME)	(NAME)	
754 Battle Road		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Phoukhouane Singto and Nina Singto, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANTZLER-HINES PARTNERS, G.P., A TENNESSEE PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A PARCEL OF LAND SITUATED IN NOLENSVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PARCEL 021.00 AS SHOWN ON DAVIDSON COUNTY TAX MAP 187-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) IN THE WESTERLY MARGIN OF BATTLE ROAD AT THE NORTHEAST CORNER OF THE DANIEL JACK EADY PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190403-0030471, RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN), SAID IRON ROD (SET) BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE NORTHERLY LINE OF THE DANIELJACK EADY PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190403-0030471, (R.O.D.C., TN), THE FOLLOWING TWO (2) COURSES:
THENCE, S88°26'27"W, 326.00' TO AN IRON ROD (SET); THENCE, N71°06'18"W, 430.20'TOAN IRON ROD (SET) INTHE EASTERLY LINEOFTHEJOANNE FULLER AND GREGORY FULLER PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200608-0058531, (R.O.D.C., TN); THENCE, WITH THE EASTERLY LINE OF THE JOANNE FULLER AND GREGORY FULLER PROPERTY AS OF RECORD IN INSTRUMENT NO. 20200608-0058531, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, N06°02'11"E, 30.00' TO AN IRON ROD (FOUND) AT THE SOUTHEAST CORNER OF THE JAMES E. HOOPER AND BEVERLY W. TERRY PROPERTY AS OF RECORD IN DEED BOOK 6805, PAGE 701, (R.O.D.C., TN); THENCE, WITH THE EASTERLY LINE OF THE JAMES E. HOOPER AND BEVERLY W. TERRY PROPERTY AS OF RECORD IN DEED BOOK 6805, PAGE 701, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, AND ALSO WITH THE EASTERLY MARGIN OF BATTLE RIDGE LANE, A PRIVATE ROADWAY AND WATER LINE EASEMENT PER DEED BOOK 6653, PAGE 29, (R.O.D.C., TN), THE FOLLOWING TWO (2) COURSES:
THENCE, N06°03'43"E, 354.49' TO AN IRON ROD (FOUND);
THENCE, N06°04'13"E, 402.23' TO AN IRON ROD (FOUND) AT THE SOUTHEAST CORNER OF THE DEBRA EDWARDS AND REGINALD B. EDWARDS PROPERTY AS OF RECORD IN DEED BOOK 10168, PAGE 573, (R.O.D.C., TN);
THENCE, WITH THE EASTERLY LINE OF THE DEBRA EDWARDS AND REGINALD B. EDWARDS PROPERTY AS OF RECORD IN DEED BOOK 10168, PAGE 573, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, AND ALSO WITH THE EASTERLY MARGIN OF BATTLE RIDGE LANE, A PRIVATE ROADWAY AND WATER LINE EASEMENT PER DEED BOOK 6653, PAGE 29, (R.O.D.C., TN), N06°02'13"E,

468.40' TO AN IRON ROD (FOUND)ATTHESOUTHEASTCORNEROFTHE RANDY H. SMITH PROPERTY ASOF RECORD IN INSTRUMENT NO. 20021002-0120338, (R.O.D.C, TN);
THENCE, WITH THE EASTERLY LINE OF THE RANDY H. SMITH PROPERTY AS OF RECORD IN INSTRUMENT NO. 20021002-0120338, (R.O.D.C, TN), AND GENERALLY WITH AN EXISTING FENCE LINE, AND ALSO WITH THE EASTERLY MARGIN OF BATTLE RIDGE LANE, A PRIVATE ROADWAY AND WATER LINE EASEMENT PER DEED BOOK 6653, PAGE 29, (R.O.D.C., TN), N05°59'57"E, 477.78' TO AN IRON ROD (FOUND) AT THE SOUTHEAST CORNER OF THE RANDOLPH WILKERSON AND CRYSTAL WILKERSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20001025-0105634, (R.O.D.C, TN); THENCE, WITH THE EASTERLY LINE OF THE RANDOLPH WILKERSON AND CRYSTAL WILKERSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20001025-0105634, (R.O.D.C, TN), AND GENERALLY WITH AN EXISTING FENCE LINE, AND ALSO WITH THE EASTERLY MARGIN OF BATTLE RIDGE LANE, A PRIVATE ROADWAY AND WATER LINE EASEMENT PER DEED BOOK 6653, PAGE 29, (R.O.D.C., TN), N06°26'31"E, 442.97' TO AN IRON ROD (FOUND) AT THE SOUTHEAST CORNER OF THE WOHALI GROUP, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20161219-0133080, (R.O.D.C, TN); THENCE, WITH THE EASTERLYLINEOFTHEWOHALI GROUP, LLCPROPERTYASOF RECORD IN INSTRUMENT NO. 20161219-0133080, (R.O.D.C, TN), AND WITH THE EASTERLY LINE OF THE QUINN D. WHITE AND ASHLEY N. WHITE PROPERTY AS OF RECORD IN INSTRUMENT NO. 20141030-0100022, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, AND ALSO WITH THE EASTERLY MARGIN OF BATTLE RIDGE LANE, A PRIVATE ROADWAY AND WATER LINE EASEMENT PER DEED BOOK 6653, PAGE 29, (R.O.D.C., TN), N06°12'34"E, 643.19' TO A POINT AT THE SOUTHEAST CORNER OF THE KENNETH S. LEGG AND CLAUDIA J. LEGG PROPERTY AS OF RECORD IN INSTRUMENT NO. 20180814-0079991, (R.O.D.C, TN), SAID POINT ALSO BEING ATTHETERMINUS OF THE EASTERLY MARGIN OF BATTLE RIDGE LANE, A PRIVATE ROADWAY AND WATER LINE EASEMENT PER DEED BOOK 6653, PAGE 29, (R.O.D.C., TN);
THENCE, WITH THE EASTERLY LINE OF THE KENNETH S. LEGG AND CLAUDIA J. LEGG PROPERTY AS OF RECORD IN INSTRUMENT NO. 20180814-0079991, (R.O.D.C, TN), AND GENERALLY WITH AN EXISTING FENCE LINE, N06°12'34"E, 640.78' TO AN IRON ROD (FOUND) IN THE SOUTHERLY LINE OF THE GERALD M. BONDS PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190624-0060814, (R.O.D.C, TN), SAID IRON ROD (FOUND) ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE SOUTHERLY LINE OF THE GERALD M. BONDS PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190624-0060814, (R.O.D.C, TN), AND GENERALLY WITH AN EXISTING FENCE LINE, S83°35'55"E, 469.58'TOAN IRON ROD (FOUND) AT THE NORTHWEST CORNER OFTHECHARLESC. BONDS, JR., ET AL PROPERTY AS OF RECORD IN INSTRUMENT NO. 20070427-0050427, (R.O.D.C., TN), SAID IRON ROD (FOUND) ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, WITH THE WESTERLY LINES OF THE CHARLES C. BONDS, JR., ET AL PROPERTY AS OF RECORD IN INSTRUMENT NO. 20070427-0050427, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING SIX (6) COURSES:
THENCE, S05°51'34"W, 475.99' TO A WOODEN FENCE POST (FOUND);
THENCE, S06°05'16"W, 254.25' TO A WOODEN FENCE POST (FOUND);
THENCE, S06°49'21"W, 468.07' TO A WOODEN FENCE POST (FOUND);
THENCE, S06°01'30"W, 187.31' TO A WOODEN FENCE POST (FOUND);
THENCE, S06°08'53"W, 392.83' TO A WOODEN FENCE POST (FOUND);
THENCE, S06°54'59"W,565.97'TOAT-POST(FOUND)ATTHE NORTHWESTCORNEROFTHE DAVID L. HAZZARD AND LYLIA J. HAZZARD PROPERTY AS OF RECORD IN DEED BOOK 5201, PAGE 47, (R.O.D.C., TN); THENCE, WITH THE WESTERLY LINE OF THE DAVID L. HAZZARD AND LYLIA J. HAZZARD PROPERTY AS OF RECORD IN DEED BOOK 5201, PAGE 47, (R.O.D.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, S06°01'42"W, 258.82' TO AN IRON ROD (FOUND) AT THE NORTHWEST CORNER OF THE NATHAN L. DANTZLER AND MEGAN L. DANTZLER PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190618-0058581, (R.O.D.C, TN); THENCE, WITH COMMON LINES WITH THE NATHAN L. DANTZLER AND MEGAN L. DANTZLER PROPERTY AS OF RECORD IN INSTRUMENT NO. 20190618-0058581, (R.O.D.C, TN), AND GENERALLY WITH EXISTING FENCE LINES, THE FOLLOWING THREE (3) COURSES:
THENCE, S06°41'56"W, 760.37' TO AN IRON ROD (FOUND);
THENCE, S06°38'37"W, 83.31' TO AN IRON ROD (FOUND);
THENCE, N88°26'27"E, 413.38' TO AN IRON ROD (FOUND) IN THE NORTHERLY MARGIN OF BATTLE ROAD;
THENCE, SOUTHWESTERLY WITH THE NORTHERLY MARGIN OF BATTLE ROAD AND WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35°24'03", A RADIUS OF 275.00', AN ARC LENGTH OF 169.91', A CHORD BEARING OF S51°42'48"W, AND A CHORD LENGTH OF 167.22', TO THE POINT OF BEGINNING.
CONTAINING 1,667,914.0 SQUARE FEET OR 38.29 ACRES, MORE OR LESS.
Prepared By: H & H Land Surveying, Inc.
612A Fitzhugh Boulevard, Smyrna, Tennessee 37167 handhland@bellsouth.net Office: (615) 831-0756 File: 2014-0299_PROPERTY_DESC_012422.doc

BEING part of the same property conveyed to William Gary Burkitt by Deed from Jas. E. Covington Clerk and Master of The Chancery at Nashville for Davidson County, Tennessee of record in Book 92, Page 101, dated June 28, 1949, recorded July 08, 1949, in the Register's Office of Williamson County, Tennessee, and by Deed of record in Book 1728, Page 408, dated June 28, 1949, recorded July 05, 1949, in the Register's Office of Davidson County, Tennessee.
BEING part of the same property conveyed to Andrew Jackson Burkitt, Jr. from Andrew Jackson Burkitt, reserving a life estate to Andrew Jackson Burkitt and wife Ruth Tune Burkitt, by deed of record in Book 208, page 29, dated November 09, 1970, recorded May 19, 1973, Register's Office for Williamson County, Tennessee, and of record in Instrument No. 20240124-0004799, dated November 09, 1970, recorded January 24, 2024, Register's Office Davidson County, Tennessee. Andrew Jackson Burkitt and Ruth Tune Burkitt having since died. Andrew Jackson Burkitt, Jr. having since died testate on July 15, 2008, and pursuant to his Last Will and Testament probated as Case No. 08P1441, in the 7th Circuit Court for Davidson, County, Tennessee, said Last Will and Testament devised said property to Martha Ann Tune Lynn by Will of record in Book 4836, page 76, recorded June 01, 2009, in the Register's Office for Williamson County, Tennessee, and recorded in Instrument No. 20090601-0049735,

recorded June 01, 2009, Register's Office Davidson County, Tennessee. Affidavit of Heirships recorded as Instrument No. 20081029-0108118, recorded October 29, 2008, Instrument No. 20081029-0108117, recorded October 29, 2008, and in Instrument No. 20081029-0108116, recorded October 29, 2008, Register's Office for Davidson County, Tennessee; and,
FURTHER BEING part of the same property conveyed from Martha Ann Tune Lynn to Paul H. Tune of record as Instrument No. 20140804-0069687, recorded August 04, 2014, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Title to the property vested in Phoukhouane Singto and Nina Singto, husband and wife, by Warranty Deed from Paul H. Tune of record in Instrument No. 20220216-0018192, dated January 25, 2022, recorded February 16, 2022, Register's Office Williamson County, Tennessee,

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Unimproved property, known as 760 Battle Road a/k/a 41 Battle Ridge Lane Nolensville, TN 37135

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Grantees are responsible for any and all "roll back" taxes as a result for said property being assessed in Greenbelt.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, their heirs, successors 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 our hands this 31st day of January, 2024.

Phoukhouane Singto

Nina Singto

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Phoukhouane Singto and Nina Singto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 31st day of January, 2024.

Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 31st day of January, 2024.

01/31/2024

Ernest D. Bennett, III, Affiant — Date

State of Tennessee)
County of Davidson)

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

Commission Expires: Sept. 2, 2024

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024

File No.: 7188-24
Warranty Deed Individual eRec LES rev. 09-2018