Karen Johnson Davidson County
Batch# 1102252 DEEDWARR
02/20/2024 09:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240220-0011192

WARRANTY DEED

PROJECT	COUNTY	TRACTS	MAP/PARCEL
NH-11(80) 19028-2242-14	DAVIDSON	38 and 8038	181/051.00

KNOW ALL MEN BY THESE PRESENTS, that the undersigned,

H & J REALTY, A Tennessee General Partnership

("Grantor") has bargained and sold, and by these presents does transfer and convey unto the STATE OF TENNESSEE ("Grantee") the land and/or land rights, more particularly described as follows:

Located in Davidson County, Tennessee:

TRACT 38 – ACQUISITION

Beginning at the point of intersection of the present east right of way of State Route 11 and the southeast boundary of the Mill Creek Towne Center Phase II Property Owners Association, Inc. property (State Project 19028-2242-14, Tract 39), said point being 38.75 feet right of State Route 11 proposed centerline station 352+16.85; thence with said southeast boundary N 47° 53' 20" E 46.93 feet to a point being 85.31 feet right of State Route 11 proposed centerline station 352+10.96; thence with the proposed east right of way of State Route 11 as follows: (1) along a 45.00 foot radius curve left and southeasterly having a chord bearing of S 28° 33' 15" E and an arc length of 32.62 feet, (2) S 49° 19' 09" E 217.32 feet, (3) N 40° 40' 51" E 14.99 feet, (4) S 81° 01' 03" E 37.75 feet to a point being 108.82 feet right of State Route 11 proposed centerline station 349+31.69; thence with the west boundary of the Concord Baptist Church, Inc. property (State Project 19028-2242-14, Tract 34) as follows: (1) S 27° 06' 40" E 24.23 feet, (2) S 06° 36' 40" E 37.84 feet, (3) S 06° 36' 40" E 87.00 feet to a point, said point being 14.99 feet right of State Route 11 proposed centerline station 348+17.53; thence with said present east right of way of State Route 11 as follows: (1) N 48° 35' 13" W 401.71 feet, (2) N 47° 53' 20" E 18.77 feet to the point of beginning, containing 0.518 acres.

The above described property is hereby conveyed in fee simple.

TRACT 8038 – UNECONOMIC REMNANT

Beginning at the point of intersection of the proposed east right of way of State Route 11 and the southeast boundary of the Mill Creek Towne Center Phase II Property Owners Association, Inc. property (State Project: 19028-2242-14, Tract 39), said point being 85.31 feet right of State Route 11 proposed centerline station 352+10.96; thence with said southeast boundary N 47° 53' 20" E 328.23 feet to a point; thence with the west boundary of the Covenant Baptist Church of Brentwood, TN property (State Project: 19028-2242-14, Tract 34) as follows: (1) S 05° 23' 20" W 353.10 feet, (2) S 27° 06' 40" E 36.82 feet to a point, said point being 108.82 feet right of State Route 11 proposed centerline station 349+31.69; thence with the proposed east right of way of State Route 11 as follows: (1) N 81° 01' 03" W 37.75 feet, (2) S 40° 40' 51" W 14.99 feet, (3) N 49° 19' 09" W 217.32 feet, (4) along a 45.00 foot radius curve right and northwesterly having a chord bearing of N 28° 33' 15" W and an arc length of 32.62 feet to the point of beginning, containing 1.079 acres.

The above described property is hereby conveyed in fee simple.

Being all or a portion of the property conveyed to Grantor under instrument of record in Instrument No. 20031121-0170019 in the Register's Office of Davidson County, Tennessee.

REFERENCE: The legal descriptions of the property conveyed herein was taken from the right-of-way plans for the above referenced Highway Project on file with the Tennessee Department of Transportation in Nashville, Tennessee, and it was prepared by an employee or agent of said Department. If and when metric data is contained in the said legal descriptions then that metric data is to be relied upon, as the English conversions are provided for information and convenience only.

This conveyance is made in consideration of One Million One Hundred Fifty Thousand and no/100 dollars ($1,150,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and said consideration includes payment for the property conveyed herein, and any other additions/features specifically noted herein or appearing in the Department of Transportation plans of the captioned project and tract. The above consideration also includes payment for or the elimination of all actual or incidental damages to the remainder otherwise compensable under the Tennessee laws of eminent domain.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging, except as may be specified otherwise herein, to the Grantee. Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a right to convey it and the same is unencumbered.

And Grantor does further covenant and bind itself and its representatives, to warrant and forever defend the title to said land to the Grantee against the lawful claims of all persons whomsoever. 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.

Witness my hand this 13 day of February, 2024.

Notary Public State of Florida
Tyler Herring
My Commission HH 356723
Expires 2/1/2027

H & J REALTY, A Tennessee General Partnership

By: Harold Kornman

Title: Partner

STATE OF Florida
COUNTY OF Sarasota

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, duly commissioned and qualified, personally appeared Harold Kornman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself/herself to be the Owner of H & J REALTY, A Tennessee General Partnership, the within named bargainor, and that he/she as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of H & J REALTY, A Tennessee General Partnership, by himself/herself as such Partner.

WITNESS my hand and official seal at office this 13th day of February, 2024.

NOTARY PUBLIC

My Commission Expires:
2/1/2027

This Instrument Prepared By:
Tennessee Department of Transportation
Region III – Right of Way
6601 Centennial Boulevard
Nashville, TN 37243

Owner's Name and Address:
State of Tennessee
Tennessee Department of Transportation
James K. Polk Bldg., 7th Floor
Nashville, TN 37243-0337

Mail Tax Bills To:
Owner is tax exempt

Property Address:
6804 Nolensville Pike
Brentwood, TN 37027

202402200011192

Tennessee Certification of Electronic Document

I, Johnathan Reagan, 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 02/13/2024 (date of document).

Affiant Signature

02/15/2024
Date

State of Tennesee
County of Hamilton

Sworn to and subscribed before me this 15TH day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: January 5, 2025

NOTARY'S SEAL

RAYMOND J. DIPASQUALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON