Karen Johnson Davidson County
Batch# 1106522 DEEDWARRSP
03/01/2024 01:07:30 PM 8 pgs
Fees: $43.00 Taxes: $36,648.50
20240301-0014388

Recording Requested By:
Chicago Title - NCS
15610909 / TN252311020R

GRANTOR:

TRIUNE RESIDUALS MANAGEMENT LLC
5800 ONE PERKINS PLACE, STE. 6A
BATON ROUGE, LA 70808
225-766-1443

INSTRUMENT PREPARED BY:

M. REED MARTZ, ESQ.
FREELAND MARTZ, PLLC
302 ENTERPRISE DR., STE. A
OXFORD, MS 38655
662-234-1711

GRANTEE & ADDRESS OF NEW OWNER

WASTE CONNECTIONS OF TENNESSEE, INC.
3 WATERWAY SQUARE PLACE, STE. 110
THE WOODLANDS, TX 77380

SEND TAX BILLS TO:

SAME AS NEW OWNER

SOURCE OF TITLE:

INST. 20220826-0096627

INDEXING INSTRUCTIONS:

MAP & PARCEL No.: 085-00-0-203.00
MAP & PARCEL No.: 085-00-0-219.00
DAVIDSON COUNTY, TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, **Triune Residuals Management LLC, a Tennessee limited liability company, Grantor**, does hereby covenant that it is seized and possessed of this land, and has a right to convey it, and it warrants the title against all persons claiming under it, and hereby grants, bargains, sells, transfers, and conveys unto **Waste Connections of Tennessee, Inc., a Delaware corporation, Grantee**, and of Grantee's successors and assigns, in fee simple absolute, all of Grantor's right, title, and interest in and to the following described real property: see Exhibit A.

Grantor does further covenant and bind itself, its heirs, successors, and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

The above special warranty and this conveyance are subject to: see Exhibit B, incorporated herein by reference (any and all easements and rights of way for roads, streets, sidewalks, ingress/egress, public utilities and/or drainage; any and all recorded building restrictions; any and all encumbrances disclosed by the public record or apparent through an inspection of the property; and to any and all prior coal, oil, gas, gravel and/or other mineral leases, exceptions, reservations and/or conveyances that may have been retained by the Grantor's predecessors in title.)

Ad valorem taxes for the calendar year shall be prorated as of the date of execution based upon an estimated amount. Possession shall be granted with delivery of this instrument.

WITNESS MY SIGNATURE on this the 28th day of FEBRUARY 2024.

Triune Residuals Management LLC
By: Sidney G. Brian, its Manager

On this 28th day of FEBRUARY 2024, before me appeared Sidney G. Brian, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the Manager of Triune Residuals Management LLC, and that the instrument was signed and sealed in behalf of the company, by authority of its Manager and Member, and Sidney G. Brian acknowledged the instrument to be the free act and deed of the company and that the company has no corporate seal.

Subscribed and sworn to before me in the manner required by T.C.A. § 66-22-101(c) as follows: appearing physically before the officer. Witness my hand, at office, and official seal on this the 28th day of FEBRUARY 2024.

NOTARY PUBLIC

My commission expires: AT DEATH

OFFICIAL SEAL
ERIC B. LANDRY
BAR ROLL # 30587
STATE OF LOUISIANA
PARISH OF EAST BATON ROUGE
My Commission is for Life

CONSIDERATION CERTIFICATE

STATE OF Texas

COUNTY OF Montgomery

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $_9,905,000.00___ which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Affiant on behalf of the Grantee

Subscribed and sworn to before me this the 28 day of Febuary 2024.

Notary Public

My Commission Expires: 11 / 23 / 2024

LISA LYNN WYSOCKI
Notary ID #4001519
My Commission Expires
November 23, 2024

EXHIBIT A
Legal Description of Property Being Conveyed

Map & Parcel Nos.: 085 00 0 203.00 and 085-00-0-219-00
Property located at: 3516 Central Pike and 0 Central Pike, Hermitage, TN 37076
Source of title: Special Warranty Deed recorded as instrument 20220826-0096627

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Tract No. 1

Beginning at a point N 70°13'48" W, 25.73 feet from an iron pin located in the westerly margin of the L & N Railroad, which marks the northeasterly corner of Tract I;
Thence S 33°28'21" W, 948.69 feet;
Thence N 63°40'45" W, 184.94 feet;
Thence S87°55'46" W, 314.58 feet;
Thence N 03°24'28" W, 507.61 feet;
Thence N 16°14'11" W, 129.73 feet;
Thence N 68°04'06" E, 83.00 feet;
Thence S 82°10'54" E, 140.00 feet;
Thence S 49°03'44" E, 650.25 feet;
Thence N 33°28'21" E, 614.12 feet;
Thence S 70°13'46" E, 25.73 feet to the point of beginning, containing 7.67 acres, more or less.

Tract No. 2, Property 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERN CORNER OF "FINAL PLAT RESUBDIVSION OF LOT 3, BINKLEY ROW, BEING PART OF TAX MAP 85 PARCEL 202 AND LOT NUMBER 3, BINKLEY ROW OF RECORD IN INSTRUMENT NUMBER 20030206-0016495 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE", OF RECORD IN INSTRUMENT NUMBER 20170609-0058039 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THENCE NORTH 71 DEGREES 56 MINUTES 21 SECONDS WEST ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CENTRAL PIKE, A DISTANCE OF 197.29 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE SOUTH 33 DEGREES 41 MINUTES 09 SECONDS WEST, A DISTANCE OF 954.79 FEET; THENCE SOUTH 71 DEGREES 04 MINUTES 06 SECONDS EAST, A DISTANCE OF 67.13 FEET TO THE WESTERLY LINE OF SAID "FINAL PLAT RESUBDIVISION OF LOT 3"; THENCE ON SAID WESTERLY LINE THE FOLLOWING NINE (9) COURSES AND DISTANCES:
THENCE SOUTH 18 DEGREES 44 MINUTES 30 SECONDS WEST, A DISTANCE OF 53.95 FEET;

THENCE SOUTH 40 DEGREES 55 MINUTES 26 SECONDS EAST, A DISTANCE OF 135.47 FEET;
THENCE SOUTH 26 DEGREES 33 MINUTES 49 SECONDS EAST, A DISTANCE OF 66.81 FEET;
THENCE SOUTH 10 DEGREES 57 MINUTES 08 SECONDS EAST, A DISTANCE OF 108.89 FEET;
THENCE SOUTH 13 DEGREES 57 MINUTES 02 SECONDS WEST, A DISTANCE OF 93.76 FEET;
THENCE SOUTH 20 DEGREES 58 MINUTES 24 SECONDS WEST, A DISTANCE OF 57.63 FEET;
THENCE SOUTH 13 DEGREES 25 MINUTES 37 SECONDS WEST, A DISTANCE OF 218.71 FEET;
THENCE SOUTH 40 DEGREES 37 MINUTES 09 SECONDS WEST, A DISTANCE OF 66.18 FEET;
THENCE SOUTH 67 DEGREES 31 MINUTES 26 SECONDS EAST, A DISTANCE OF 100.97 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD (FORMERLY THE OLD HICKORY BRANCH OF THE TENNESSEE CENTRAL RAILWAY COMPANY); THENCE SOUTH 22 DEGREES 28 MINUTES 34 SECONDS WEST ON SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 765.40 FEET TO THE CENTER LINE OF STONER CREEK; THENCE ON SAID CENTER LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES:
THENCE NORTH 28 DEGREES 12 MINUTES 18 SECONDS WEST, A DISTANCE OF 104.21 FEET;
THENCE NORTH 20 DEGREES 15 MINUTES 26 SECONDS WEST, A DISTANCE OF 135.78 FEET;
THENCE NORTH 30 DEGREES 58 MINUTES 06 SECONDS WEST, A DISTANCE OF 106.43 FEET;
THENCE NORTH 42 DEGREES 58 MINUTES 02 SECONDS WEST, A DISTANCE OF 92.61 FEET;
THENCE NORTH 63 DEGREES 38 MINUTES 48 SECONDS WEST, A DISTANCE OF 174.36 FEET;
THENCE NORTH 04 DEGREES 24 MINUTES 17 SECONDS EAST, A DISTANCE OF 325.03 FEET;
THENCE NORTH 06 DEGREES 47 MINUTES 25 SECONDS EAST, A DISTANCE OF 192.50 FEET;
THENCE NORTH 03 DEGREES 34 MINUTES 28 SECONDS WEST, A DISTANCE OF 411.64 FEET;
THENCE NORTH 00 DEGREES 22 MINUTES 18 SECONDS WEST, A DISTANCE OF 200.00 FEET;
THENCE NORTH 88 DEGREES 08 MINUTES 34 SECONDS EAST, A DISTANCE OF 314.58 FEET;
THENCE SOUTH 63 DEGREES 27 MINUTES 57 SECONDS EAST, A DISTANCE OF 184.94 FEET;
THENCE NORTH 33 DEGREES 41 MINUTES 09 SECONDS EAST, A DISTANCE OF 948.69 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE SOUTH 70 DEGREES 01 MINUTES 00 SECONDS EAST ON SAID SOUTHWESTERLY RIGHT OF WAY LINE, A

DISTANCE OF 25.73 FEET TO THE POINT OF BEGINNING, CONTAINING 795,881 SQUARE FEET, OR 18.27 ACRES, MORE OR LESS.

Property No. 2

Beginning at a point in the Northerly right-or-way line of the main line of Tennessee Central Railway Company (formerly Tennessee Central Railroad Company), said point being the Southeast corner of properly now or late of J.H. Hagar. of record in Book 489, Page 33, in the Register's Office for Davidson County, Tennessee; thence North 87° West, a distance of 1022 feet, more or less, to a point in the low water line or Stones River; thence Northwardly with the low water line of Stones River as follows:

North 45° East, a distance of 534 feet to a point: thence
North 53° East, a distance of 302 feet to a point; thence
North 57° East, a distance of 271 feet to a point; thence
North 64° East, a distance of 238 feet to a point; thence
North 75° East, a distance of 192 feet to a point; thence
North 48° East. a distance of 341 feet to a point; thence
North 42° East, a distance of 441 feet. to a point; thence
North 32° 45' East, a distance of 311 feet, more or less, to a point in the center line of Stoner Creek: thence Southeastwardly with the center line of said Stoner Creek, South 35° 40' East, a distance of 168 feet to a paint; thence with the center line of said Stoner Creek, South 40° 06' East a distance of 228 feet, more or less, to a point in the westerly right-of-way line of the Old Hickory Branch of said Tennessee Central Railway Company; thence along the westerly right-of-way line of said Old Hickory Branch, South 19° 01' West, a distance of 820 feet to a point: thence with the westerly right-of-way line of said Old Hickory Branch, South 36° West, a distance of 248 feet, more or less, to a point in the northerly light-of-way of the main line of said Tennessee Central Railway Company; thence along the northerly right-of-way line of said main line. South 610 West, a distance of 898.l feet, more or less, to the point at the place of beginning, containing forty and fifty-five hundreds (40.55) acres, more or less.

Property No. 3

Being a tract of land described according to a survey there of by Cummings and Associates, Surveyors. dated October 1, 1982, as follows:

Beginning at a point of the northeasterly bank of the Stones River, where said River intersects with the northwesterly boundary line of the right-of-way of the Louisville and Nashville Railroad (formerly the Tennessee Central Railroad) and thence down river with said bank North 52°37'26" West 194.04 feet; thence North 22°08'12" West 253.67 feet; thence North 00°35'04" East 196.97 feet; thence North 04°22'53" East 273.31 feet; thence North 13°59'40" East 349.81 feet; thence North 41°45'02" East 314.61 feet; thence leaving said bank of said river South 87°00'00" East 1098.38 feet to the northwesterly margin of the right-of-way of the Louisville and Nashville Railroad; thence with said right-of-way South 61°00'00" West 209.42 feet: thence with a slight curve in said right-of-way (radius 1.495.9638 feet) 777.693 feet: thence with said right-of-way South 31°12'51" West 823.35 feet to the beginning and containing 19.50 acres, more or less.

EXHIBIT B
Permitted Exceptions

Permit to Southern Bell Telephone and Telegraph Company to cut, top and trim all trees and undergrowth so as to clear at least 23 feet of the wires on or adjacent to property.

Easement for the flow of the waters of Stone River, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Stone River, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Stone River.

Easement for the flow of the waters of Stoner Creek, and the rights of the public therein

Title to that portion of the premises embraced within the bounds of any Indian graves

Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

Tennessee Certification of Electronic Document

I, Marc Bonfigli, 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 February 28, 2024 (date of document).

Affiant Signature Marc Bonfigli

2/29/2024
Date

State of California

County of Contra Costa

Sworn to and subscribed before me this 29th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/31/2027

NOTARY'S SEAL

C.J. WILSON
COMM. #2478057
Notary Public - California
Contra Costa County
My Comm. Expires Dec. 31, 2027

202403010014388