Karen Johnson Davidson County
Batch# 1113981 DEEDWARR
03/22/2024 10:50:30 AM 4 pgs
Fees: $23.00 Taxes: $44.40
20240322-0020005

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#5352-1-18

ADDRESS NEW OWNER:
Tony Robert Milliken
111 Chase Point Drive
Hendersonville TN 37075

SEND TAX BILL TO:
OWNER

Parcel ID:
034-10-0-53.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ARC Hold Co, LLC, a Tennessee Limited Liability Company and Anthony Cortese, individually and Ross Cortese, individually,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Tony Robert Milliken**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee located south of Edenwold Road and east of Gallatin Pike being a portion of property conveyed to Dylan Custom Mixing, LLC, by deed of record as Instrument Number 20000301-0020164 Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin (old) in the southerly right-of-way of Edenwold Road, said pin being 1,390 feet from the easterly right-of-way of Gallatin Pike, said pin also being the northwesterly corner of Parcel 53;

THENCE, along the southerly right-of-way of Edenwold Road the following calls: N 82°43'00" E, 172.62 feet, S 86°32'48" E, 138.27 feet, with a curve to the left, 171.33 feet, said curve having a central angle of 13°23'25", a radius of 733.12 feet, a tangent of 86.06 feet and a chord of S 83°12'33" E, 170.94 feet, S 89°54'20" E, 231.90 feet, with a curve to the left 80.38 feet, said curve having a central angle of 07°41'00", a radius of 599.42 feet a tangent of 40.25 and a chord of N 86°15'15" E, 80.32 feet; N 82.24' 41" E, 200.00 feet, N 84°07'34" E, 37.75 feet, N 23°57'28" W, 18.40 feet, N 84°10'53" E, 161.14 feet in the westerly right-of-way of C.S.X. Transportation Railroad;

THENCE, along said right-of-way with a curve to the left 320.09 feet, said curve having a central angle of 09°21'43", a radius of 1,959.00 feet a tangent of 160.40, and a chord of S 38°21'29" W, 319.74 feet;

THENCE, leaving said right-of-way and along the northerly line of property conveyed to Michael C. Geitz by deed of record as Instrument Number 20001020-0104123, R.O.D.C., S 76°42' W, 321.45 feet to the northerly line of Stanley Heights Subdivision of record in Plat Book 3300, Page 74, Register's Office for Davidson County, Tennessee;

THENCE, along said northerly line, S 61°40'00" W, 455.90 feet to an iron pin (old) in the southeasterly corner of property conveyed to Karl A. Schoenenberger, et. ux. by deed of record in Deed Book 7336, Page 813, Register's Office for Davidson County, Tennessee.

THENCE, along the easterly line of said Schoenenberger property, and the easterly terminus of Shakespeare Avenue (50-foot right-of-way), N 08°09'26" W, 275.84 feet to the northerly right-of-way of said Shakespeare Avenue;

THENCE, along said northerly right-of-way, S 82°28'36" W, 200.66 feet to the southeasterly corner of property conveyed to Joseph L. Swift, et. ux. by deed of record in Deed Book 6902, Page 364, Register's Office of Davidson County, Tennessee.

THENCE, along the easterly line of said Swift property and property conveyed to Barbara Tittle, Trustee by deed of record in Deed Book 10996, Page 354, Register's Office for Davidson County, Tennessee, N 07°07'04" W, 234.44 feet to the Point of Beginning; containing 305,277 square feet, or 7.01 acres, more or less.

ARC Hold Co, LLC, a Tennessee Limited Liability Company has been disolved and is in the process of winding up business. Anthony Cortese and Ross Cortese are the only members and parties of interest.

Being the remaining property conveyd to ARC Hold Co. LLC, a Tennessee limited liability company by deed from National Loan Investors, LP, a Delaware limited partnership dated September 21, 2016, and of record in Instrument No. 20160929-0102905, Registers Office for Davidson County, Tennessee.

This is property known as Edenwold Road, Madison, TN 37115. Possession is to be given on March 22, 2024.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises, AS-IS WITH ALL FAULTS.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 22nd day of March 2024.

ARC Hold Co, LLC, a Tennessee
Limited Liability Company

By: _____
Anthony Cortese, Member and individually

By: _____
Ross Cortese, Member and Individually

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, John. M. Lee of the state and county mentioned, personally appeared **Anthony Cortese**, individually and as one of the only two members of **ARC Hold Co, LLC**, a Tennessee limited liability Company and **Ross Cortese**, individually and as the only other Member of ARC Hold Co, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the only Members and parties of interest of ARC Hold Co, LLC, the within named bargainor, a Limited Liability Company, that is in the process of winding up its business, and that such Anthony Cortese, individually and Member of ARC Hold Co, LLC and Ross Cortese, individually and as the only other Member of ARC Hold Co, LLC, being the only parties in interest and authorized so to do executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company individually and as the only Members and parties with any interest.

Witness my hand and seal, at office in 22, this 15th day of March 2024.

Notary Signature

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

My commission expires: 4-26-24

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STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$12,000.00**.

AFFIANT

Subscribed and sworn to before me on this 22nd day of March 2024.

NOTARY PUBLIC

My Commission Expires: 4-26-24

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 March 22, 2024.

John M. Lee, Attorney

Date: March 22,2024

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 22nd day of Msrch 2024.

Notary Public

MY COMMISSION EXPIRES:
08-31-2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY