Karen Johnson Davidson County
Batch# 1119009 DEEDWARR
04/04/2024 11:30:30 AM 7 pgs
Fees: $38.00 Taxes: $7,400.00
20240404-0023906

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$2,000,000.00**

Subscribed and sworn to before me this 3rd day of April, 2024.

Notary Public **Affiant**
My Commission Expires: 9-21-26

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Scottsboro Farms, LLC **7272 Centennial Blvd.** **Nashville, TN 37209**	Same as New Owner.	055-00-0-032.00 (Tract 1) 055-00-0-093.00 (Tract 2: Parcel A) 055-00-0-094.00 (Tract 2: Parcel B) 056-00-0-001.00 (Tract 3) 055-00-0-028.00 (Tract 4) 055-00-0-078.00 (Tract 5)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Joseph S. Dozier unmarried and Janet H. Wilkes, unmarried**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Scottsboro Farms, LLC, a Tennessee Limited Liability Company**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract 1:

Situated and lying in the 1st Council District of Davidson County, Tennessee, a certain tract of land lying on the south side of Bull Run Road, and approximately 4,606 feet southwest of the intersection of Bull Run Road and Pine Valley Road and being more fully described as follows:

BEGINNING at an iron pin old capped "Gaffron" in the south right-of-way line of Bull Run Road at the common property corner of the herein described property and the Joseph Dozier property, which is of record in Instrument 20180228-0018685 of the Register's Office for Davidson County, Tennessee; thence with Bull Run Road, North 62 Degrees 09 Minutes 20 Seconds East, a distance of 898.42 feet to an iron pin new at the common corner with Youngs Graveyard property (deed not found); thence along the common line with Youngs Graveyard, South 17 Degrees 31 Minutes 28 Seconds East, a distance of 65.00 feet to an iron pin new; thence continuing with Youngs Graveyard and ending with the Rohrer Cemetery, which is of record in Deed Book 3256, Page 35 of said Register's Office, North 61 Degrees 59 Minutes 25 Seconds East, a distance of 398.61 feet to a 3/8-inch iron pin old lying on the common line with the Steven Scott Haley property, which is of record in Instrument 20211044-0133082 of said Register's Office; thence along the common line with said Haley property, south 13 Degrees 06 Minutes 27 Seconds East, a distance of 1,345.96 feet to an iron pin old capped "Meeks 2790" at the common corner of said Haley property, and the Terry Wilkes and Joseph Dozier property, which is of record in Instrument 20170112-0003479 of said Register's Office; thence along the common line with said Wilkes-Dozier property, South 04 Degrees 17 Minutes 31 Seconds West, a distance of 476.33 feet to a 3/8-inch iron pin old at the common corner of said Wilkes-Dozier property, the Terry and Janet Wilkes and Joseph Dozier property, which is of record in Instrument 20121019-0096192, and the David Ronald Cantrell property, which is of record in Instrument 20070108-003012, all of said Register's Office; thence along the common line of said Cantrell, North 82 Degrees 16 Minutes 27 Seconds West, a distance of 781.86 feet to an iron pin old capped "Gaffron" at the common corner with the Joseph Dozier property, which is of record in Instrument 20180228-0018685 of said Register's Office; thence along the common line with said Dozier property, North 30 Degrees 10 Minutes 52 Seconds West, a distance of 1,313.56 feet to an iron pin old capped "Gaffron" in the south right-of-way line of Bull Run Road; thence with Bull Run Road, North 62 Degrees 09 Minutes 20 Seconds East, a distance of 898.42 feet to the POINT OF BEGINNING.

Said property containing 37.45 acres, or 1,631,156 square feet, more or less, as shown on that specific plat titled "Boundary Survey of the Joseph S. Dozier Property", performed by Jason Moseley, TN RLS 2644, for OHM Advisors, dated February 27, 2024.

Being a part of the same property conveyed to JOSEPH S. DOZIER and wife, SHERRY J. DOZIER, by Installment Deed from CHARLIE E. ROHRER and wife, IDA MAI ROHRER, of record in Book 8481, page 738, dated November 7, 1991, said Register's Office for Davidson County, Tennessee. The said SHERRY J. DOZIER having since died on or about June 29, 2012, leaving JOSEPH S. DOZIER as surviving tenant by the entirety.

Tract 2: (Parcel A)

Situated and lying in the 1st Council District of Davidson County, Tennessee, a certain tract of land lying on the south side of Bull Run Road, and approximately 4,784 feet southwest of the intersection of Bull Run Road and Pine Valley Road, and being more fully described as follows:
BEGINNING at an iron pin old capped "Gaffron" in the south right-of-way line of Bull Run Road at the common property corner of the herein described property and the Joseph S Dozier property, which is of record in Instrument 20180228-0018685 of the Register's Office for Davidson County, Tennessee; thence along the common line with said Dozier, South 30 Degrees 10 Minutes 05 Seconds West, a distance of 1,179.40 feet to an iron pin old capped "Gaffron" lying on the common line with the David Ronald Cantrell property, which is of record in Instrument 20070108-003012 of said Register's Office; thence with along the common line with said Cantrell, North 82 Degrees 33 Minutes 36 Seconds West, a distance of 1,140.92 feet to an iron pin old at a Tpost, said point being a common corner with said Cantrell property and the William Eric and Kim Pardue property, which is of record in Instrument 20031201-0172488 of said Register's Office; thence along the common line with said Pardue property the following six (6) calls: North 52 Degrees 36 Minutes 52 Seconds East, a distance of 273.69 feet to a 5/8-inch iron pin old; thence, North 69 Degrees 55 Minutes 16 Seconds East, a distance of 199.48 feet to an iron pin old capped "Gaffron"; thence, North 63 Degrees 52 Minutes 30 Seconds East, a distance of 132.56 feet to a 3/8-inch iron pin old; thence, North 26 Degrees 22 Minutes 40 Seconds West, a distance of 306.22 feet to an unmonumented point on the north bank of Bull Run Creek; thence along the north bank of said creek, North 54 Degrees 50 Minutes 46 Seconds East, a distance of 112.74 feet to a 3/8-inch iron pin old; thence, North 26 Degrees 23 minutes 26 Seconds West, a distance of 172.75 feet to an iron pin new in the south right-of-way of Bull Run Road; thence with Bull Run Road, North 57 Degrees 55 Minutes 26 Seconds East, a distance of 159.84 feet to the POINT OF BEGINNING.

Said property containing 10.10 acres, or 439,813 square feet, more or less, as shown on that specific plat titled "Boundary Survey of the Joseph S. Dozier Property", performed by Jason Moseley, TN RLS 2644, for OHM Advisors, dated February 27, 2024.

Being a part of the same property conveyed to JOSEPH S. DOZIER, by deed from VALERIE A. WALL of record as Instrument No. 20180228-0018685, dated December 26, 2017, said Register's Office for Davidson County, Tennessee.

Tract 2: (Parcel B)

Situated and lying in the 1st Council District of Davidson County, Tennessee, a certain tract of land lying on the south side of Bull Run Road, and approximately 4,784 feet southwest of the intersection of Bull Run Road and Pine Valley Road and being more fully described as follows:

BEGINNING at an iron pin old capped "Gaffron" in the south right-of-way line of Bull Run Road at the common property corner of the herein described property and the Joseph S Dozier property, which is of record in Instrument 20180228-0018685 of the Register's Office for Davidson County, Tennessee; thence with Bull Run Road, North 60 Degrees 50 Minutes 06 Seconds East, a distance of 178.08 feet to an iron pin old capped "Gaffron" at the common corner with a second Joseph S Dozier property, which is of record in Deed Book 8481, Page 738 of said Register's Office; thence along the common line with the second said Dozier property, South 30 Degrees 10 Minutes 52 Seconds East, a distance of 1,313.56 feet to an iron pin old capped "Gaffron" lying on the common line with the David Ronald Cantrell property, which is of record in Instrument 20070108-003012 of said Register's Office; thence along the common line with said Cantrell, North 82 Degrees 34 Minutes 57 Seconds West, a distance of 225.06 feet to an iron pin old capped "Gaffron" at the common corner with the first said Dozier property; thence along the common line with first said Dozier property, North 30 Degrees 10 Minutes 05 Seconds West, a distance of 1,179.40 feet to the POINT OF BEGINNING.

Said property containing 5.10 acres, or 222,112 square feet, more or less, as shown on that specific plat titled "Boundary Survey of the Joseph S. Dozier Property", performed by Jason Moseley, TN RLS 2644, for OHM Advisors, dated February 27, 2024.

Being a part of the same property conveyed to JOSEPH S. DOZIER, by deed from VALERIE A. WALL of record as Instrument No. 20180228-0018685, dated December 26, 2017, said Register's Office for Davidson County, Tennessee.

Tracts 1; 2 (Parcel A); and 2 (Parcel B) are unimproved property known as: 0 Bull Run Road, Ashland City, TN 37015.

Tract 3:

Situated and lying in the 1st Council District of Davidson County, Tennessee, a certain tract of land lying south of Bull Run Road, and being more fully described as follows:

COMMENCING in the south right-of-way line of Bull Run Road, approximately 3,052 feet southwest from the intersection of Bull Run Road and Pine Valley Road, at the common corner of the Steven Scott Haley property, which is of record in Instrument 20211044-0133082, and the Steven and Jill Haley property, which is of record in Instrument 20211044-0133083, both of the Register's Office for Davidson County, Tennessee; thence along the common line of said Steven Scott Haley and said Steven and Jill Haley, South 20 Degrees 41 Minutes 23 Seconds East, a distance of 300.00 feet; thence, South 06 Degrees 48 Minutes 55 Seconds East, a distance of 420.01 feet to a 3/8-inch iron pin old at the common corner with said Steven Haley property, said Steven and Jill Haley property, and the Terry Wilkes and Joseph Dozier property, which is of record in Instrument 20170112-0003479, all of the Register's Office for Davidson County, Tennessee, said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING, as thus established; thence along the common line with said Wilkes-Dozier property, South 83 Degrees 39 Minutes 14 Seconds East, a distance of 1,659.33 feet to an iron pin set at the common corner with Tonya Ferguson Blankenship, which is of record in Deed Book 11458, Page 184 of said Register's Office; thence along the common line with said Blankenship, South 83 Degrees 39 Minutes 14 Seconds East, a distance of 481.71 feet to an iron pin set on the common line with the William and Valerie West property, which is of record in Instrument 20230412-0026682 of said Register's Office; thence along the common line with said West the following seven (7) calls: South 08 Degrees 08 Minutes 10 Seconds West, a distance of 214.50 feet to an iron pin old capped "Meeks 2790"; thence, North 49 Degrees 49 Minutes 15 Seconds East, a distance of 672.77 feet to an iron pin set; thence, North 81 Degrees 56 Minutes 12 Seconds East, a distance of 101.74 feet to an 1/2-inch iron pin old; thence, North 75 Degrees 02 Minutes 12 Seconds East, a distance of 334.09 feet to a 1/2-inch iron pin old; thence, South 31 Degrees 09 Minutes 40 Seconds East, a distance of 832.24 feet to an iron pin old capped "Meeks 2790"; thence, North 80 Degrees 10 Minutes 47 Seconds East, a distance of 146.52 feet to an iron pin old capped "Meeks 2790"; thence, South 59 Degrees 05 Minutes 11 Seconds East, a distance of 513.24 feet to a 24-inch oak tree on the common line with the James Bryan Lewis, Trustee property, which is of record in Instrument 20121231-0120589 of said Register's Office; thence along the common line with said Lewis the following seven (7) calls: South 05 Degrees 47 Minutes 18 Seconds East, a distance of 218.34 feet to a 3/8-inch iron pin old in the base of a 24-inch oak tree; thence, South 06 Degrees 19 Minutes 34 Seconds East, a distance of 41.39 feet to a 36-inch oak tree; thence, South 07 Degrees 05 Minutes 36 Seconds West, a distance of 187.24 feet to an iron pin set; thence, South 21 Degrees 13 Minutes 41 Seconds West, a distance of 50.81 feet to an iron pin set; thence, South 26 Degrees 05 Minutes 33 Seconds West, a distance of 71.67 feet to an iron pin set; thence, South 09 Degrees 33 Minutes 28 Seconds East, a distance of 161.00 feet to an iron pin set; thence, South 06 Degrees 51 Minutes 34 Seconds West, a distance of 129.93 feet to an iron pin set at the common corner with the Samuel and Mary Jacobs property, which is of record in Instrument 20201005-0114553 of said Register's Office; thence along the common line with said Jacobs the following seven (7) calls: North 33 Degrees 23 Minutes 20 Seconds West, a distance of 113.12 feet to a 3/8-inch iron pin old; thence, North 69 Degrees 14 Minutes 01 Seconds West, a distance of 45.56 feet to an iron pin set; thence, North 88 Degrees 07 Minutes 31 Seconds West, a distance of 140.07 feet to an iron pin set; thence, North 82 Degrees 43 Minutes 22 Seconds West, a distance of 328.41 feet to an iron pin set; thence, South 42 Degrees 44 Minutes 00 Seconds West, a distance of 230.38 feet to a 1/2-inch iron pin old in the base of a 28-inch oak tree; thence, South 51 Degrees 02 Minutes 02 Seconds West, a distance of 367.30 feet to a 40-inch oak tree; thence, South 62 Degrees 03 Minutes 40 Seconds West, a distance of 186.59 feet to a 3/8-inch iron pin old (disturbed) at the common corner with the Bart and Laura Ashley property, which is of record in Instrument 20160224-0017655 of said Register's Office; thence along the common line with said Ashley, South 65 Degrees 19 Minutes 14 Seconds West, a distance of 1,515.15 feet to a 1/2-inch iron pin old at the common corner with the Rod Wilkins and Kenneth Sadler property, which is of record in Instrument 20050118-0006319 of said Register's Office; thence along the common line with said Wilkins-Sadler, North 11 Degrees 00 Minutes 31 Seconds East, a distance of 25.04 feet to an iron pin set; thence, North 79 Degrees 14 Minutes 46 Seconds West, a distance of 383.26 feet to a 3/8-inch iron pin old; thence, North 82 Degrees 52 Minutes 41 Seconds West, a distance of 526.84 feet to a 1-inch iron pin old (disturbed) at the common corner with the Joshua and Bryn Southards property, which is of record in Instrument 20190805-0077696 of said Register's Office; thence along the common line with said Southards, North 82 Degrees 18 Minutes 53 Seconds West, a distance of 333.16 feet to a 3/8-inch iron pin old at the common corner with the Robert and Nelda Mayberry property, which is of record in Instrument

20081015-0103621 of said Register's Office; thence along the common line with said Mayberry, North 40 Degrees 50 minutes 01 Seconds East, a distance of 1,422.33 feet to a 3/8-inch iron pin old at the common corner with a second Robert and Nelda Mayberry property, which is of record in Instrument 20230728-0058261 of said Register's Office; thence along the common line with second said Mayberry, North 63 Degrees 07 Minutes 26 Seconds West, a distance of 1,139.51 feet to an iron pin old capped "Meeks 2790"; thence, South 14 Degrees 23 Minutes 01 Seconds West, a distance of 392.20 feet to a 5/8-inch iron pin old at the common corner with the Terry and Janet Wilkes and Joseph Dozier property, which is of record in Instrument 20121019-0096192 of said Register's Office; thence along the common line with second said Wilkes-Dozier property, South 84 Degrees 22 Minutes 36 Seconds West, a distance of 144.91 feet to a 3/8-inch iron pin old at the common corner with the David Cantrell property, which is of record in Instrument 20070108-003012, and the Joseph Dozier property, which is of record in Deed Book 8481, Page 738, both of said Register's Office; thence along the common line with said Dozier, North 04 Degrees 17 Minutes 31 Seconds East, a distance of 476.33 feet to an iron pin old capped "Meeks 2790" at the common corner with said Steven Scott Haley property; thence along the common line with said Haley, North 04 Degrees 01 Minutes 58 Seconds East, a distance of 796.22 feet to the POINT OF BEGINNING.

Said property containing 164.08 acres, or 7,147,350 square feet, more or less, as shown on that specific plat titled "Boundary Survey of the Joseph S. Dozier Property", performed by Jason Moseley, TN RLS 2644, for OHM Advisors, dated February 27, 2024.

Being the same property conveyed to TERRY E. WILKES and wife, JANET H. WILKES and JOSEPH S. DOZIER, by deed from JACK A. HENSHAW, of record as Instrument No. 20110413-0028499, dated March 29, 2011, said Register's Office. JOSEPH S. DOZIER, a/k/a STEVE DOZIER conveyed his interest to TERRY E. WILKES and wife, JANET H. WILKES by Quitclaim Deed of record as Instrument No. 20120320-0023737, said Register's Office. TERRY E. WILKES and wife, JANET H. WILKES conveyed their interest to TERRY E. WILKES and JOSEPH S. DOZIER by deed of record as Instrument 20170112-0003479, dated January 11, 2017, said Register's Office.

The said TERRY E. WILKES having since died testate on or about November 18, 2023. Pursuant to his Last Will and Testament of record in Docket No. 24P135, Probate Court for Davidson County, Tennessee, TERRY E. WILKES devised his interest in said property to his wife, JANET H. WILKES.

Tract 4:

Situated and lying in the 1st Council District of Davidson County, Tennessee, a certain tract of land lying south of Bull Run Road, and being more fully described as follows:

COMMENCING in the south right-of-way line of Bull Run Road, approximately 3,052 feet southwest from the intersection of Bull Run Road and Pine Valley Road, at the common corner of the Steven Scott Haley property, which is of record in Instrument 20211044-0133082, and the Steven and Jill Haley property, which is of record in Instrument 20211044-0133083, both of the Register's Office for Davidson County, Tennessee; thence along the common line of said Steven Scott Haley and said Steven and Jill Haley, South 20 Degrees 41 Minutes 23 Seconds East, a distance of 300.00 feet; thence, South 06 Degrees 48 Minutes 55 Seconds East, a distance of 420.01 feet to a 3/8-inch iron pin old at the common corner with said Steven Haley property, said Steven and Jill Haley property, and the Terry Wilkes and Joseph Dozier property, which is of record in Instrument 20170112-0003479, all of the Register's Office for Davidson County, Tennessee, said point being the TRUE POINT OF BEGINNING.

From the TRUE POINT OF BEGINNING, as thus established; thence along the common line with said Steven and Jill Haley property, North 88 Degrees 46 Minutes 57 Seconds East, a distance of 368.03 feet to an iron pin set; thence, North 20 Degrees 41 Minutes 24 Seconds West, a distance of 511.29 feet to the center of Bull Run Creek at the common corner with the Joseph and Jaime Dozier property, which is of record in Instrument 20070628-0077019 of said Register's Office; thence along the common line with said Dozier and running with Bull Run Creek, North 76 Degrees 28 Minutes 37 Seconds East, a distance of 150.22 feet to an iron pin set at the common corner with the Sharon and John Kennedy property, which is of record in Deed Book 9552, Page 76 of said Register's Office; thence along the common line with said Kennedy, South 19 Degrees 54 Minutes 59 Seconds East, a distance of 33.75 feet to a 3/8-inch iron pin old; thence, North 70 Degrees 39 Minutes 26 Seconds East, a distance of 180.84 feet to a 5/8-inch iron pin old (disturbed) at the common corner with the Sammy and Susan Johnson property, which is of record in Instrument 20030819-0119999 of said Register's Office; thence along the common line with said Johnson, North 68 Degrees 45 Minutes 00 Seconds East, a distance of 174.78 feet to an iron pin set at the common corner with the Barry and Julia Rogers property, which is of record in Instrument 20090527-0048501 of said Register's Office; thence along the common line with said Rogers, North 89 Degrees 33 Minutes 37 Seconds East, a distance of 150.00 feet to an iron pin set; thence, North 41 Degrees 28 Minutes 37 Seconds

East, a distance of 150.00 feet to an iron pin set at the common corner with the Jeffrey Solomon property, which is of record in Instrument 20210428-0056758 of said Register's Office; thence along the common line with said Solomon, North 63 Degrees 15 Minutes 37 Seconds East, a distance of 201.00 feet to an iron pin set on the common line with Harry and Greta Skeen; thence along the common line with said Skeen, South 20 Degrees 49 Minutes 23 Seconds East, a distance of 35.00 feet to an iron pin set; thence beginning with the common line of said Skeen, continuing along the common line with the Gerald Duren property, which is of record in Deed Book 6779, Page 725 of said Register's Office, and then continuing along the common line with a second Gerald Duren property, which is of record in Deed Book 4486, Page 858 of said Register's Office, to an iron pin set on the common line with J.E. and Ruby Krantz; thence along the common line with said Krantz, South 21 Degrees 05 Minutes 51 Seconds East, a distance of 65.00 feet to an iron pin set; thence, North 69 Degrees 08 Minutes 28 Seconds East, a distance of 118.91 feet to an iron pin set at the common corner with the Tonya Ferguson Blankenship property, which is of record in Deed Book 11458, Page 184 of said Register's Office; thence along the common line with said Blankenship, South 08 Degrees 07 Minutes 10 Seconds West, a distance of 1,174.19 feet to an iron pin set on the common line with said Wilkes-Dozier property; thence along the common line with said Wilkes-Dozier, North 83 Degrees 39 Minutes 14 Seconds West, a distance of 1,659.33 feet to the POINT OF BEGINNING.

Said property containing 28.47 acres, or 1,240,339 square feet, more or less, as shown on that specific plat titled "Boundary Survey of the Joseph S. Dozier Property", performed by Jason Moseley, TN RLS 2644, for OHM Advisors, dated February 27, 2024.

Being part of the same property conveyed to TERRY E. WILKES and wife, JANET H. WILKES and JOSEPH S. DOZIER, by deed from LESLIE BUFORD TOMLINSON and wife, GAIL TOMLINSON of record as Instrument No. 20110401-0025099, dated March 1, 2011, said Register's Office. JOSEPH S. DOZIER, a/k/a STEVE DOZIER conveyed his interest to TERRY E. WILKES and wife, JANET H. WILKES by Quitclaim Deed of record as Instrument No. 20120320-0023737, said Register's Office. TERRY E. WILKES and wife, JANET H. WILKES conveyed their interest to TERRY E. WILKES and JOSEPH S. DOZIER by deed of record as Instrument 20170112-0003479, dated January 11, 2017, said Register's Office.

The said TERRY E. WILKES having since died testate on or about November 18, 2023. Pursuant to his Last Will and Testament of record in Docket No. 24P135, Probate Court for Davidson County, Tennessee, TERRY E. WILKES devised his interest in said property to his wife, JANET H. WILKES.

Tract 5:

Situated and lying in the 1st Council District of Davidson County, Tennessee, a certain tract of land lying on the north side of Ashland City Highway (S.R. 12), and approximately 2,813 feet northeast of the intersection of Bull Run Road and Ashland City Highway and being more fully described as follows:

BEGINNING at an iron pin old capped "Gaffron" in the north right-of-way line of Ashland City Highway at the common property corner with the Robert S. and Nelda B. Mayberry property, which is of record in Instrument 20220131-0011120 of the Register's Office for Davidson County, Tennessee; thence with Ashland City Highway, North 71 Degrees 57 Minutes 32 Seconds West, a distance of 429.42 feet to an iron pin old capped "Gaffron" at the common corner with the Billy and Geraldine Pentecost property, which is of record in Instrument 20020627-0077570 of said Register's Office; thence along the common line with said Pentecost, North 46 Degrees 44 Minutes 40 Seconds East, a distance of 399.71 feet to an iron pin old capped "Gaffron" at the common corner with a second Billy and Geraldine Pentecost property, which is of record in Deed Book 4931, Page 323 of said Register's Office; thence along the common line with second said Pentecost property, North 79 Degrees 23 Minutes 43 Seconds East, a distance of 248.53 feet to an iron pin old capped "Gaffron"; thence, North 59 Degrees 59 Minutes 42 Seconds East, a distance of 209.98 feet to an iron pin old capped "Gaffron"; thence, North 34 Degrees 14 Minutes 31 Seconds East, a distance of 422.87 feet to an iron pin set; thence, North 50 Degrees 54 Minutes 42 Seconds East, a distance of 341.85 feet to an iron pin set on the common line with the David Ronald Cantrell property, which is of record in Instrument 20070108-003012 of said Register's Office; thence along the common line with said Cantrell, North 84 Degrees 31 minutes 15 Seconds East, a distance of 338.79 feet to a 3/8-inch iron pin old at the common corner with said Cantrell, the Joseph Dozier property, which is of record in Deed Book 8481, Page 738, and the Terry Wilkes and Joseph Dozier property, which is of record in Instrument 20170112-0003479, all of said Register's Office; thence along the common line of said Wilkes-Dozier, North 84 Degrees 22 Minutes 36 Seconds East, a distance of 144.91 feet to a 5/8-inch iron pin old at the common corner with said Wilkes-Dozier property, the Robert and Nelda Mayberry property, which is of record in Instrument 20081015-0103621, and a second Robert and Nelda Mayberry property, which is of record in Instrument 20230728-0058261, both of said Register's Office; Thence with said Mayberry property, South 47 degrees 53 minutes 26 seconds West, 1,743.80 feet to the POINT OF BEGINNING.

Said property containing 11.19 acres, or 487,219 square feet, more or less, as shown on that specific plat titled "Boundary Survey of the Joseph S. Dozier Property", performed by Jason Moseley, TN RLS 2644, for OHM Advisors, dated February 27, 2024.

Being the same property conveyed to TERRY E. WILKES and wife, JANET WILKES and JOSEPH DOZIER, by deed from KELTON D. HERSTON and TOMMY SMITH, of record as Instrument No. 20121019-0096192, dated October 19, 2012, said Register's Office.

The said TERRY E. WILKES having since died testate on or about November 18, 2023. Pursuant to his Last Will and Testament of record in Docket No. 24P135, Probate Court for Davidson County, Tennessee, TERRY E. WILKES devised his interest in said property to his wife, JANET H. WILKES.

Tracts 3; 4; and 5 are unimproved property known as: 0 Ashland City Highway, Ashland City, TN 37015

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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 3rd day of April, 2024.

Joseph S Dozier

Joseph S. Dozier

Janet H Wilkes

Janet H. Wilkes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Joseph S. Dozier and Janet H. Wilkes**, the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 3rd day of April, 2024.

My Commission Expires: 3/9/27

Mary Birthright

NOTARY PUBLIC

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **April 3, 2024**.

Affiant Signature

04/04/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 4, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY