Karen Johnson Davidson County
Batch# 1123192 DEEDQC
04/16/2024 08:15:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20240416-0026904

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The Farm Nashville, LLC 7350 E. Evans Road, Building D Scottsdale, AZ 85260	049 00 0 154.00	Same as New Owner

This instrument prepared by:
Maynard Nexsen PC (EBH), 1131 4th Ave. South, Suite 320, Nashville, TN 37210

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Ole South Properties, Inc.,** a Tennessee corporation ("Grantor"), does quitclaim unto **The Farm Nashville, LLC**, a Delaware limited liability company ("Grantee"), Grantee's successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated by reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This is unimproved property located at Whites Creek Pike, Nashville, Tennessee 37207.

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration for this transfer is ZERO AND NO/100 DOLLARS ($0.00).

Affiant:

Subscribed and sworn to before me this 12th day of April, 2024.

Notary Public
My Commission Expires: 1-19-25

JEFFREY L. REED
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

IN WITNESS WHEREOF, Grantor has executed this Deed on the 15th day of April, 2024.

GRANTOR:

OLE SOUTH PROPERTIES, INC., a Tennessee corporation

By: _____
John D. Floyd, President

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **John D. Floyd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledges he is the President of Ole South Properties, Inc., a Tennessee corporation, the within named bargainor, and as such officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing his name as such officer.

Witness my hand, at office, this 12th day of April, 2024.

_____
Notary Public
My commission expires: 1-19-25

(Seal)

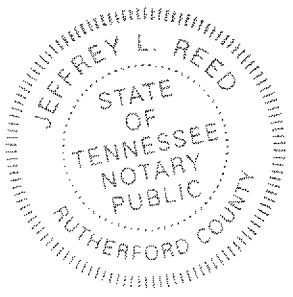


EXHIBIT A

LEGAL DESCRIPTION

Located in the 1st Council District of Davidson County, Tennessee, being a portion of Tract 1 of the Cornerstone Land Company, LLC property as referenced by Instrument Number 20060605-0065987 of the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

Beginning at an iron rebar (found) in the northeasterly right-of-way for Whites Creek Pike, said rebar being the southwesterly corner of the Lazaro Bolanos property, Instrument Number 20020207-0017115 (RODCT), having a Tennessee State Plane coordinate value of North: 695,134.53 US feet, East: 1,726,821.34 US feet (NAD83, 2011);

Thence, continuing with Bolanos, North 60° 46' 40" East 995.52 feet, to an iron rebar (found);

Thence, continuing with Bolanos, and Kelly Bamberger property, Instrument Number 20040616-0071254 (RODCT), North 29° 58' 41" West 299.41 feet, to an iron rebar (found), said rebar being the southeasterly corner of the Perry Long & Terry Michaud property, Instrument Number 20101112-0090528 (RODCT);

Thence, continuing with Long & Michaud, and James D. Cook property, Deed Book 4919, Page 3 (RODCT), North 30° 11' 55" West 152.73 feet, to an iron rebar (found), said rebar being the southeasterly corner of the Parmley Cove Subdivision, Phase III, Instrument Number 20160913-0096212 (RODCT);

Thence, continuing with Parmley Cove, Phase III, North 07° 47' 15" East 280.40 feet, to an iron rebar (found), said rebar being the southwesterly corner of The Farm Nashville property, Instrument Number 20221117-0122198 (RODCT);

Thence, continuing with The Farm Nashville, the following three (3) calls:

1) South 82° 53' 30" East 948.75 feet, to an iron rebar (found);
2) South 83° 05' 39" East 1221.48 feet, to an iron rebar (found);
3) South 83° 28' 37" East 1046.55 feet, to an iron rebar (found), said rebar being in the westerly line of Charlie W. & Wilma J. Buchanan property, Instrument Number 20180712-0067595 (RODCT);

Thence, continuing with Buchanan, South 14° 04' 52" East 221.95 feet, to an iron rebar (found), said rebar being the northwesterly corner of David J. & Carol S. Wells property, Instrument Number 20200429-0044793 (RODCT);

Thence, continuing with Wells, South 14° 37' 45" East 114.18 feet, to an iron rebar (set), said rebar being the northeasterly corner of Tract 2 of Cornerstone Land Company property, of which this description is a part;

Thence, continuing with Tract 2, North 86° 54' 07" West 558.40 feet, to an iron rebar (set), said rebar being the northeasterly corner of Tisdall Drive right-of-way, having a total right-of-way width of 50-feet;

Thence, continuing with Tisdall Drive right-of-way, the following two (2) calls:

1) North 86° 57' 31" West 50.00 feet, to an iron rebar (found);
2) South 03° 15' 09" West 226.79 feet, to an iron rebar (found), said rebar being the easterly corner of Deer Meadows Subdivision, Phase I, Plat Book 6250, Page 298 (RODCT);

Thence, continuing with Deer Meadows, Phase I, the following four (4) calls:

1) Along a curve to the left, having a radius of 25.00 feet, an arc length of 39.37 feet, and a chord bearing North 41° 51' 08" West 35.43 feet, to an iron rebar (found);
2) North 86° 44' 02" West 76.50 feet, to an iron rebar (found);
3) South 03° 15' 58" West 100.00 feet to an iron rebar (found);
4) South 25° 53' 39" West 48.65 feet to an iron rebar (found), said rebar being northeasterly corner of Deer Meadows Subdivision, Phase II, Plat Book 6250 Page 280 (RODCT);

Thence, continuing with Deer Meadows, Phase II, the following sixteen (16) calls:

1) North 86° 43' 12" West 211.75 feet, to an iron rebar (found);
2) South 78° 09' 20" West 162.73 feet, to an iron rebar (set);
3) South 62° 45' 37" West 302.60 feet, to an iron rebar (found);
4) South 66° 14' 18" West 246.55 feet, to an iron rebar (found);
5) South 72° 43' 08" West 184.24 feet, to an iron rebar (found), said rebar being in the approximate centerline of the Deer Meadows Drive right-of-way, having a total right-of-way width of 40-feet;
6) Continuing with approximate centerline of Deer Meadows Drive right-of-way, along a curve to the left, having a radius of 400.00 feet, an arc length of 29.14 feet, and a chord bearing South 19° 22' 03" East 29.13 feet, to an iron rebar (found);
7) Continuing with Deer Meadows Drive right-of-way and Deer Meadows, Phase II, South 68° 32' 46" West 115.10 feet, to an iron rebar (found);
8) North 68° 06' 22" West 51.20 feet, to an iron rebar (set);
9) South 73° 42' 19" West 143.73 feet, to an iron rebar (set);
10) North 85° 48' 10" West 69.81 feet, to an iron rebar (found);
11) South 11° 20' 30" West 147.07 feet, to an iron rebar (set), said iron rebar being in the approximate centerline of the Flint Ridge Drive right-of-way, having a total right-of-way width of 40-feet;
12) Continuing with approximate centerline of Flint Ridge Drive, North 82° 22' 23" West 14.18 feet, to an iron rebar (set);
13) Continuing with Flint Ridge Drive right-of-way and Deer Meadows, Phase II, South 11° 28' 29" West 155.66 feet, to an iron rebar (found);
14) South 82° 16' 14" West 34.81 feet, to an iron rebar (found);

15) South 10° 42' 50" East 37.03 feet, to an iron rebar (found);
16) South 36° 01' 43" East 148.54 feet, to an iron rebar (found), said rebar being the northeasterly corner of Marilyn M. & Donald W. Lassiter property, Instrument Number 20200417-0040713 (RODCT);

Thence, continuing with Lassiter, South 80° 34' 56" West 122.51 feet, to an iron rebar (found), said rebar being the northeasterly corner of the Vista at Whites Creek, Instrument Number 20170203-0011914 (RODCT);

Thence, continuing with Vista at Whites Creek, North 63° 51' 44" West 144.17 feet, to an iron rebar (found), said rebar being the southeasterly corner of the James Robert Eagin, Sr. property, Deed Book 7330, Page 753 (RODCT);

Thence, continuing with Eagin, Jonathan Ferguson & Kecia Cermak, Instrument Number 20230815-0063444 (RODCT), and Madison Shedd, Instrument Number 20240301-0014321 (RODCT), North 31° 29' 40" West 454.38 feet, to an iron rebar (found), said rebar being the southeasterly corner of Latonya R. Martin property, Deed Book 11519, Page 43 (RODCT);

Thence, continuing with Martin, North 27° 33' 38" West 89.44 feet, to an iron rebar (found), said rebar being the southeasterly corner of Juan R. Mejia Monge property, Instrument Number 20210526-0071165 (RODCT);

Thence, continuing with Monge, North 34° 11' 03" West 54.99 feet, to an iron rebar (found), said rebar being the southeasterly corner of the Bruce Perry property, Instrument Number 20150331-0027616 & 20191010-0104079 (RODCT);

Thence, continuing with Perry, William I. Robinson, et ux, Deed Book 7277, Page 932 (RODCT), and Ricky Sloan, Instrument Number 20161024-0112164 (RODCT), North 29° 34' 13" West 398.53 feet, to an iron rebar (found), said rebar being the southeasterly corner of Charlene M. Fetzer Revocable Trust property, Instrument Number 20230901-0668860 (RODCT);

Thence, continuing with Fitzer, North 31° 47' 06" West 98.91 feet, to an iron rebar (found), said rebar being the southeasterly corner of James D. Trotter, et ux property, Deed Book 6270, Page 382 (RODCT);

Thence, continuing with Trotter, the following two (2) calls:

1) North 31° 54' 17" West 99.84 feet, to an iron rebar (found);
2) South 60° 46' 44" West 998.20 feet, to an iron rebar (found), said rebar being in the northeasterly right-of-way for Whites Creek Pike, having a variable right-of-way width;

Thence, continuing with Whites Creek Pike right-of-way, North 27° 37' 15" West 148.96 feet, to the Point of Beginning, containing in all 71.78 acres, more or less.

This description was prepared by Stephen Vander Horst, TN RLS 3041, and is derived from an ALTA/NSPS Land Title Survey by M2 Group entitled "ALTA/NSPS Land Title Survey, Tax Map 49, Parcels 148.00, 150.00, 154.00, 274.00, & 323.00", dated April 2, 2024, which is to be used in conjunction with the description provided hereon and is hereby incorporated by reference.

Being a portion of the property conveyed to Ole South Properties, Inc., a Tennessee corporation, from Cornerstone Land Company by Warranty Deed of record in Instrument No. 20240411-0025825, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

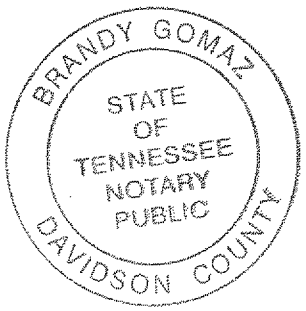
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 12, 2024 (date of document).

Affiant Signature

April 12, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12th day of April, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25