Karen Johnson Davidson County
Batch# 1137847 DEEDWARR
05/22/2024 11:26:30 AM 5 pgs
Fees: $28.00 Taxes: $1,665.00
20240522-0038135

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38193-05-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me this 22 day of May, 2024. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
FBMM Inc. Attn: Chris Hughes 12 West 37th Street, Floor 10 New York, NY 10018	FBMM Inc. Attn: Chris Hughes 12 West 37th Street, Floor 10 New York, NY 10018	Map and Parcel Nos.: 12700001000 12700031600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sydney Rogers Cowan, Trustee of the Sydney Rogers Cowan Revocable Trust, established by a certain revocable trust agreement dated May 17, 2021, (as to Tract I) and Lisa R. O'Guin (as to Tract II) (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended and restated January 27, 2023, WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY ("Grantee")**, his successors and assigns, all that tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 0 Buffalo Road, Nashville, Davidson County, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 22nd day of May, 2024.

GRANTORS:

Sydney Rogers Cowan, Trustee of the
Sydney Rogers Cowan Revocable Trust
established by a certain revocable
trust agreement dated May 17, 2021

Lisa R. O'Guin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sydney Rogers Cowan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Sydney Rogers Cowan Revocable Trust, established by a certain revocable trust agreement dated May 17, 2021, and as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Lisa R. O'Guin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Tract I:

A tract of land in the 2nd Civil District, Nashville, Davidson County, Tennessee and described according to a survey by Daniels & Associates, Inc., Project No. 22-042 and dated 02/24/2023, and being more particularly described as follows:

Beginning at a point on the easterly right-of-way of Buffalo Road (40' R/W assumed) said point being the northwesterly corner of Gary Smith, et ux of record in Deed Book 9639, Page 783 R.O.D.C. TN and the southwesterly corner of the herein described tract; said corner having State Plane Coordinates of N-644,927.9840 E - 1,678,181.2990 and proceeding,

1. Leaving said easterly right-of-way of Buffalo Road and with the westerly boundary of Gary Smith, et ux S 15 deg 50' 01" E 697.52 feet to a point; said line passes at 2.58 feet an existing iron pin; thence,
2. S 07 deg 49' 22" W 378.87 feet to an iron pin set on the northerly boundary of Joseph Morris, et ux of record in Deed Book 6132, Page 913 R.O.D.C. TN; thence,
3. With said northerly boundary of Joseph Morris, et ux N 84 deg 00' 20" W 268.71 to an existing iron pin at the northeasterly corner of Sheila and Eugene Levine of record in Deed Book 9683, Page 694 R.O.D.C. TN; thence,
4. With a new line N 04 deg 03' 38" E 344.78 feet to an iron pin set; thence,
5. N 44 deg 38' 13" W 373.60 feet to an iron pin set on the easterly right-of-way of Buffalo Road; thence,
6. With said easterly right-of-way of Buffalo Road N 22 deg 39' 14" E 79.66 feet to a point; thence,
7. With a curve to the right 175.74 feet to a point; said curve having a radius of 360.00, delta 27 deg 58' 13", tangent 89.66, and chord N 36 deg 38' 21" E 174.00; thence,
8. N 50 deg 37' 27" E 69.82 feet to a point; thence,
9. With a curve to the left 95.31 feet to a point; said curve having a radius of 1330.00, delta 04 deg 06' 22", tangent 47.68, and chord N 48 deg 34' 16" E 95.29; thence,
10. N 46 deg 31' 05" E 35.53 feet to a point; thence,
11. With a curve to the right 103.04 feet to the point of beginningt; said curve having a radius of 560.00, delta 10 deg 32' 34", tangent 51.67, and chord N 51 deg 47' 23" E 102.90.

Containing 317,762 square feet or 7.29 acres more or less.

Being the same property conveyed to Sydney Rogers Cowan, by Executor's Quitclaim Deed dated March 14, 2023 from Sydney Rogers Cowan and Paula Underwood Winters, as Co-Executrixes of the Estate of Evelyn Underwood Miles, of record in Instrument No. 20230314-0018429, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 26, 2023 of record in Instrument No. 20230526-0039845, Register's Office for Davidson County, Tennessee, Sydney Rogers Cowan conveyed subject property to Sydney Rogers Cowan, Trustee of the Sydney Rogers Cowan Revocable Trust, established by a certain revocable trust agreement dated May 17, 2021, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary.

Tract II:

A tract of land in the 2nd Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc., Project No. 22-042 and dated 02/24/2023, and being more particularly described as follows:

Beginning at an iron pin set on the easterly right-of-way of Buffalo Road (40' R/W assumed) said point being the northwesterly corner of Venture Properties of record in Deed Book 9460, Page 941 R.O.D.C. TN and the southwesterly corner of the herein described tract; said corner having State Plane Coordinates of N-643,975.8038 E- 1,677,405.4085 and proceeding,

1. With said easterly right-of-way of Buffalo Road N 37 deg 42' 51" E 151.55 feet to a point; thence,
2. N 39 deg 11' 14" E 374.79 feet to a point; thence,
3. With a curve to the left 155.82 feet to an iron pin set; said curve having a radius of 540.00, delta 16 deg 32' 00", tangent 78.46, and chord N 30 deg 55' 14" E 155.28; thence,
4. Leaving said easterly right-of-way of Buffalo Road (a new line) S 44 deg 38' 13" E 373.60 feet to an iron pin set; thence,
5. S 04 deg 03' 38" W 344.78 feet to an existing iron pin at the northeasterly corner of Sheila and Eugene Levine of record in Deed Book 9683, Page 694 R.O.D.C. TN; thence,
6. With the northerly boundary of said Sheila and Eugene Levine N 84 deg 09' 56" W 619.88 feet to an iron pipe at the northeasterly corner of Venture Properties; thence,
7. N 84 deg 09' 56" W 30.89 feet to the point of beginning.

Containing 232,455 square feet or 5.34 acres more or less.

Being part of the same property conveyed to Edward Douglas Underwood and wife, Evelyn O. Underwood by deed dated May 22, 1963 from Gordon E. Drake and wife, Irene W. Drake of record in Book 3570, Page 255, Register's Office for Davidson County, Tennessee. Edward Douglas Underwood having since died on January 25, 1995 leaving Evelyn O. Underwood as surviving tenant by the Entirety. See also Affidavit of Inheritance of record in Instrument No. 20200825-0096140, Register's Office for Davidson County, Tennessee. Evelyn Underwood Miles, also known as Evelyn O. Underwood died on October 16, 2021 leaving a Last Will and Testament filed for probate in Docket No. 21P-2168, Probate Court for Davidson County, Tennessee. By Executor's Quitclaim Deed dated March 14, 2023 of record in Instrument No. 20230314-0018428, Register's Office for Davidson County, Tennessee, Sydney Rogers Cowan and Paula Underwood Winters, Co-Executrixes of the Estate of Evelyn Underwood Miles, also known as Evelyn O. Underwood, deceased, conveyed subject property to Lisa R. O'Guin.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2024 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Family Graveyard with right of egress and ingress as mentioned in the deed of record in Book 481, Page 210, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/22/24 (date of document).

Affiant Signature

5/22/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

