Karen Johnson Davidson County
Batch# 1147645 DEEDWARR
06/17/2024 08:09:30 AM 6 pgs
Fees: $33.00 Taxes: $16,317.00
20240617-0044833

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38138	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $4,410,000.00. Affiant Subscribed and sworn to before me this 14th day of June, 2024. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Habitat for Humanity of Greater Nashville 414 Harding Pl, Ste. 100 Nashville, TN 37211	New Owner	Tract I: Map and Parcel 16400013400 Tract II: Map and Parcel Nos. 16400013700; 16400013800; 16400013900

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, New Century Development, LLC, a Tennessee limited liability company, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Habitat for Humanity of Greater Nashville, a Tennessee Nonprofit Corporation ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 12474 Old Hickory Boulevard, Antioch, TN 37013.

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

And Grantor covenants that it is 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. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its 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, Grantor has executed this instrument on the 14th day of June, 2024.

New Century Development, LLC,
a Tennessee limited liability company

By: _____
John Gill, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John Gill, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is an authorized member of New Century Development, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of June, 2024.

_____
Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT "A"

Tract I: Map and Parcel 16400013400

Land in Davidson County, Tennessee, being described according to a survey by Blanchard and Parrish, Engineers, dated July 1, 1939, as follows:

Beginning at a dead cedar in what was formerly B.F. Williams' eastern boundary line, formerly Mr. Hartman's southwest corner, thence south 4 degrees 10' west 813.5 feet to a cedar stake; thence north 88 degrees east 895.5 feet to a stake and persimmon in the western boundary line of a tract of land owned by J.W. Short; thence with the western boundary line of said Short's tract of land, north 0 degrees 45' east 851.5 feet to a post and stake with honey locust pointers; thence south 85 degrees 10' west 853.5 feet to the beginning, containing 16.62 acres, more or less.

TOGETHER WITH all rights and obligations under the Amended and Restated Easement Agreement of record in Instrument No. 20170329-0030346, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to New Century Development, LLC by Quitclaim Deed dated October 29, 2020 from John Gill of record in Instrument No. 20201103-0128717, Register's Office for Davidson County, Tennessee.

Tract II: Map and Parcel Nos. 16400013700; 16400013800; 16400013900

Land located in the 32nd Councilmanic District of Nashville, Davidson County, Tennessee on the northerly margin of Old Hickory Boulevard, East of Murfreesboro Road being bounded in the north by Hough on the East by Hough on the south by Old Hickory Boulevard and on the west by Barrett described according to a boundary survey dated February 11, 2004 by Campbell, McRae and Associates Surveying Inc. (John Hood TN. R.L.S. #1838) as follows: Beginning at a nail (new) in a rock on the northerly margin of Old Hickory Boulevard, said nail being located N 59 deg. 23 min. 17 sec. E 338.80 feet from an iron rod (old) at the southwest corner of the M. Lee Barrett, Jr. Land (Book 6234, Page 14 R.O.D.C, TN) and being said Barrett's southwest corner and the southwest corner of the herein described land; thence leaving said Old Hickory Boulevard with said Barrett N 02 deg. 36 min. 26 sec. E 877.89 feet to an iron rod (new) in the southerly line of the Peter C. Hough and Paula H. Hough land; (Instrument No. 20020215-0020505 R.O.D.C, TN); thence with said Hough land N 85 deg. 06 min. 16 sec. E (passing the centerline of an apparent prescriptive easement that leads to said Hough Land at 192 feet) for a total distance of 237.00 feet to an iron rod (new) at the northwest corner of the Peter C. Hough and Paula H. Hough land; Instrument No. 20020215-0020505 R.O.D.C, TN) thence with said Hough S 03 deg. 00 min. 00 sec. W (crossing the centerline of said prescriptive easement at 422 feet) for a total distance of 773.76 feet to an iron rod (new) in said northerly margin of Old Hickory Boulevard; thence with said Old Hickory Boulevard with a curve to the left, included angle = 03 deg. 32 min 33 sec. radius = 2051.08 feet chord bearing and distance of S 63 deg. 24 min. 53 sec. W 126.80 feet to a point; thence S 60 deg. 59 min. 16 sec. W 139.72 feet to the point of beginning containing 4.39 acres more or less.

Being the same property conveyed to New Century Development, LLC by Quitclaim Deed dated October 29, 2020 from John Gill, Successor Trustee of The OHB Land Investment Trust, of record in Instrument No. 20201103-0128716, Register's Office for Davidson County, Tennessee.

The Property is further described as follows:

Office for Davidson County, Tennessee, (R.O.D.C., TN),

Commencing at the approximate intersection of Old Hickory Boulevard & Murfreesboro Road in a northeasterly direction 689.7+/- feet to a 5/8" iron rod set, by Dale & Associates, having a pink cap, at the southeast property corner of M. Lee Barrett, Jr., of record in Deed Book 6234, Page 14, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), on the existing northerly margin of Old Hickory Boulevard, at approximate Tennessee state plane coordinate location of, N:621,910.48, E:1,790,790.21, at the southwesterly most corner of the subject property and being the point of beginning of herein described land;

thence, North 09°00'00" East, a distance of 876.09 feet to a 1" diameter, iron pipe found, at Barrett's northeast corner, and new division line between proposed phase 1 & future phase;

thence with Barrett's northerly line, North 89°53'11" West, a distance of 286.73 feet to a 5/8" iron rod found, having no cap at the northeast corner of Belz-Becker-Lewis-Schlenker Properties, of record in deed book 11635; page 97, R.O.D.C., TN;

thence with said line, North 82°51'40" West, a distance of 227.40 feet to a 1/2" iron rod found, having no cap, at the base of a 10" Cedar Tree on the easterly line of Belz-McDowell Properties

deed book 4713, page 303, R.O.D.C., TN

thence with said line, North 08°33'49" East, a distance of 824.51 feet to a 1/2" iron rod found, having no cap, at the southwest corner of Metropolitan Government of Nashville & Davidson County, Tennessee, (Antioch High School property), of record in deed book 9699, page 468, R.O.D.C., TN;

with the southerly line of Antioch High School property for the next three (3) calls;

thence, South 85°04'16" East, a distance of 110.40 feet to a 1/2" iron rod found, having no cap;

thence, South 89°51'20" East, a distance of 371.51 feet to a point at the new division line between proposed phase 1 & future phase;

thence with the school, southerly property line, South 89°51'20" East, a distance of 371.69 feet to a 5/8" iron rod set, by Dale & Associates, having a pink cap, at the northwest corner, of the Open Space, Parcel 904, on the final plat, Cedarbook, a cluster lot subdivision, of record in instrument number 20181105-0109350 R.O.D.C., TN;

thence with said line, South 05°49'55" West, a distance of 841.45 feet to a 1/2" an iron rod found, set by MEC, at a point on the northerly property line of M. Lee Barrett, Jr., of record in Deed Book 5651, Page 108, R.O.D.C., TN;

thence with said line, South 86°24'43" West, a distance of 76.60 feet to a leaning, 1/2" an iron rod found, having no cap, to a point on the northerly line of Peter C. Hough & Paula H. Hough, of record in instrument number 20020215-0020505 R.O.D.C., TN;

with Hough northerly & easterly line for the next two (2) calls;

thence, North 88°07'18" West, a distance of 64.71 feet to a 5/8" iron rod set, by Dale & Associates, having a pink cap;

thence, South 09°35'13" West, a distance of 773.76 feet to a 5/8" iron rod set, by Dale & Associates, having a pink cap on the northerly margin of Old Hickory Boulevard;

With the northerly margin for the next two (2) calls;

thence with a curve turning to the left with an arc length of 126.82 feet, with a radius of 2051.08 feet, with a chord bearing of South 70°00'06" West, with a chord length of 126.80 feet to a 5/8" iron rod set, by Dale & Associates, having a pink cap;

thence, South 67°34'29" West, a distance of 136.32 feet to the point of beginning of herein described land, having an area of 918511.32 square feet or 21.09 acres more or less.

This description was taken from a Boundary & Topographic Survey, & Final Plat for Stoneybrook Subdivision, Phase 1, (not yet recorded), by Dale and Associates under project number 16109, and the legal description was written June 19, 2023.

Being the same property conveyed to New Century Development, LLC, by Quitclaim Deed from John Gill, Successor Trustee of The OHB Land Investment Trust, dated October 29, 2020, of record in Instrument Number 20201103-0128716, R.O.D.C., TN.

Being the same property conveyed to New Century Development, LLC, by Quitclaim Deed from John Gill, dated October 29, 2020, of record in Instrument Number 20201103-0128717, R.O.D.C., TN.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.

2. Power Line Easement of record in Book 437, Page 43, Register's Office for Davidson County, Tennessee.

3. Amended and Restated Easement Agreement of record in Instrument No. 20170329-0030346, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants For Stormwater Facilities and Systems of record in Instrument No. 20210512-0063945 and Instrument No. 20230119-0004414, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions, and Restrictions for StoneyBrook Subdivision, of record in Instrument No. 20230814-0062925, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

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 6/14/24 (date of document).

Affiant Signature

6/14/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

