THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4649
Parcel ID: P/O 040-053.00

Karen Johnson Davidson County
Batch# 1153778 DEEDWARR
07/02/2024 12:16:30 PM 4 pgs
Fees: $23.00 Taxes: $4,958.00
20240702-0049925

Property Address:
71.55 acres Old Hickory Boulevard, Whites Creek, TN 37189

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New Owner

Name and Address of New Owner:
MIGRATION PARTNERS LP
1432 Benjamin St.
Nashville, TN 37206

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **CECIL DAVIS SHERRILL, JR, a married man**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **MIGRATION PARTNERS, LP**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson County**, State of Tennessee, to-wit:

Being a tract of land in the 3rd Council District of Davidson County Tennessee and being a portion of that property conveyed to Cecil Davis Sherrill, Jr. in QCD-20030430 0057787 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 03/24/24 as follows:

Beginning at an existing concrete highway monument in the southeasterly margin of Old Hickory Blvd., said monument being a corner to Migration Partners, LLC in DB-20221215 0129968 R.O.D.C.T., and the most northwest corner to herein described tract; Thence now leaving said Migration Partners, LLC with said margin N 64°45'02" E, 186.65' to an existing concrete highway monument; Thence now leaving said margin with tract one on the same survey for the next five calls: S 15°05'13" E, 406.98' to a set iron pin; Thence N 74°42'22" E, 710.45' to a set iron pin; Thence N 79°55'51" E, 195.97' to a set iron pin; Thence S 89°00'06" E, 251.82' to a set iron pin; Thence N 79°41'46" E, 199.94' to a set iron pin in the westerly line of Austin Burton in SA-20230111 0002365 R.O.D.C.T.; Thence with said Burton for the next three calls: S 07°43'06" E, 579.73' to an existing iron pin at a dead snag in a fence corner; Thence S 87°00'02" E 691.59' to an existing iron pin at a fence corner; Thence S 18°47'36" E, 147.97' to an existing iron pin at a post, a corner to Bobby Boner in DB 6451, PG 109 R.O.D.C.T.; Thence with said Boner for the next four calls: S 02°46'48" W, 992.60' to a set iron pin; Thence S 69°30'12" E, 468.77' to a set iron pin; Thence S 33°30'02" E, 475.00' to a set iron pin; Thence S 22°29'58" E, 165.96' to an existing iron pin, a corner to previous said Migration Partners, LLC; Thence with said Migration Partners for the next nine calls: N 83°57'02" W, 1113.38' to an existing iron pin; Thence N 44°03'21" W, 702.40' to an existing iron pin; Thence N 64°35'14" W, 97.94' to an existing iron pin; Thence N 06°37'14" W, 559.97' to an existing iron pin at the edge of a creek; Thence N 72°55'55" W 652.46' to an existing iron pin at the edge of said creek; Thence N 26°41'57" W, 210.07' to an existing iron pin near a gravel drive; Thence N 59°33'41" W, 246.03' to an existing iron pin at the edge of said creek and the southerly edge of said drive; Thence N 77°24'28" W, 272.56' to an existing iron pin at a metal fence post; Thence N 14°30'10" W, 756.29' to the point of beginning containing 71.55 acres.

The above-described tract is subject to a Piedmont gas easement.
The recording of this deed will create a 20' wide sewer easement, said easement will lay 10' either side and parallel to the existing sewer on the date of the survey.

The above- described tract will be served by two 20' P.U.E. extending from the southerly margin of Old Hickory Blvd. south to the 20' sewer easement, said easement beginning at the most northerly northeast and northwest corner of herein described tract.

Being a portion of the same property conveyed to CECIL DAVIS SHERRILL, JR by Deed dated April 23, 2003 from CECIL DAVIS SHERRILL, JR., Administrator of the Estate of ADA LOUISE SHERRILL, recorded April 30, 2003, in Instrument Number 20030430-0057787, in the Official Records of Davidson County County, Tennessee.

Also being a portion of the same property conveyed to CECIL DAVIS SHERRILL, JR. by Deed dated December 10, 2002 from RETHA REED SHERRILL, reserving a life estate, recorded January 10, 2003, in Instrument Number 20030110-0004630, in the Official Records of Davidson County, Tennessee. RETHA REED SHERRILL having since died in 2009, said life estate interest no longer exists.

Property conveyed herein was not thr principal residence of the Grantor nor the Grantor's spouse.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County County property taxes are a lien not yet due and payable.

2. Sanitary Sewer and/or Storm Drainage Easement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 5141, page 664, Register's Office for Davidson County, Tennessee.

3. Easement granted to Piedmont Natural Gas Company, Inc. as contained in Instrument Number 20120424-0035086, Register's Office for Davidson County, Tennessee.

4. Deed to Tennessee Department of Transportation as contained in Instrument Number 20021206-0150468 and Instrument Number 20021206-0150469, Register's Office for Davidson County, Tennessee.

5. Subject to all matters as shown on the unrecorded survey prepared by Anthony Bollinger TN RLS #2095 dated March 24, 2024.

6. Subject to ingress and egress easement of record in Book 871, page 132 and established in Book 410, page 106, Register's Office for Davidson County, Tennessee.

7. Subject to rollback taxes which may be assessed against the subject property in accordance with the classification by the Davidson County County Property Assessor of the property to be "agricultural", and thus subject to rollback taxes pursuant to T.C.A. 67-5-1001. Any rollback taxes will be paid by the Grantee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 28 day of June, 2024.

Cecil Davis Sherrill, Jr.
CECIL DAVIS SHERRILL, JR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named CECIL DAVIS SHERRILL, JR, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 28 day of June, 2024.

JACKSON M. WEAKLEY JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1-13-26

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner (GG)

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $1,340,000.00.

D Paulson

Affiant

SWORN TO and subscribed before me on this 2nd day of ~~June,~~ July 2024.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Notary Public

My Commission Expires: 10/21/2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/28/2024 (date of document).

Jennifer Russell
Affiant Signature

7/2/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2 day of July 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

