This instrument was prepared by:
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Lehman & Lehman
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1157930 DEEDWARRSP
07/15/2024 10:25:30 AM 8 pgs
Fees: $43.00 Taxes: $7,400.00
20240715-0052944

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS.
Hobson Townhomes Ventures, LLC 2925 Berry Hill Drive Nashville, TN 37204	New Owner	164-00-0-201.00 164-00-0-272.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gwendolyn S. McAdams and Susan Keffer, as Successor Co-Trustees for The Richard D. McAdams Living Trust O/A/D August 13, 2020, and the Richard D. McAdams Marital Trust established June 30, 2024** ("Grantor"), does hereby transfer and convey unto **Hobson Townhomes Ventures, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in Exhibit A, attached and incorporated by reference (the "Property").

The above-referenced land is unimproved property commonly known as 0 Hobson Pike, Antioch, TN 37076.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever;

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same; and that the same is unencumbered, except for the encumbrances set forth on Exhibit B;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

[The remainder of this page has intentionally been left blank, signatures to follow on next page.]

10th **IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed as of this day of July, 2024

GRANTOR:

Richard D. McAdams Living Trust and the Richard D. McAdams Marital Trust

By: _____
Gwendolyn S. McAdams, Co-Trustee

By: Susan Keffer Co Trustee
Susan Keffer, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Gwendolyn S. McAdams,** the bargainor(s), 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 acting the Co-Trustee of **Richard D. McAdams Living Trust** and the Richard D. McAdams Marital Trust, with the authority to transfer and convey by herself as the Co-Trustee under the said **Richard D. McAdams Living Trust and the Richard D. McAdams Marital Trust.**

Witness my hand, at office, this 10th day of July, 2024.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires:

STATE OF MONTANA
COUNTY OF Park

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Susan Keffer,** the bargainor(s), 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 acting the Co-Trustee of **Richard D. McAdams Living Trust and the Richard D. McAdams Marital Trust,** with the authority to transfer and convey by herself as the Co-Trustee under the said **Richard D. McAdams Living Trust and the Richard D. McAdams Marital Trust.**

Witness my hand, at office, this 08 day of July, 2024.

MARGARET LOCKWOOD
NOTARIAL SEAL
STATE OF MONTANA

MARGARET LOCKWOOD
Notary Public
for the State of Montana
Residing at:
Livingston, Montana
My Commission Expires:
June 7, 2027

Notary Signature
My commission expires: 06/07/2027

STATE OF TENNESSSEE)
COUNTY OF WILLIAMSON)

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

Affiant

Subscribed and sworn to before me this the 12th day of July, 2024

Notary Public

My Commission Expires: 11/8/27

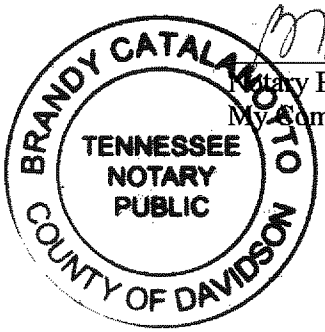


EXHIBIT A

Property Description

Beginning at a set 1/2" diameter iron rebar with a RSA cap (TN SPC N: 623032.88, E: 1789592.89) in the southwesterly ROW of Hobson Pike being a common corner with NTI Hobson Pike LLC, (Tax Map164, Parcel 322.00) recorded in Deed Book 1012, Page 3455 in the Register of Deeds Davidson County Tennessee (R.O.D.C.T.)
Thence with said line the following four (4) calls and distances:
1. North 56 Degrees 32 Minutes 14 Seconds East, 101.09 feet to a found 5/8" diameter iron rebar with a cap RLS #1455;
2. North 55 Degrees 13 Minutes 23 Seconds East, 74.74 feet to a found concrete highway marker;
3. North 49 Degrees 37 Minutes 24 Seconds East, 101.52 feet to a found concrete highway marker;
4. North 55 Degrees 37 Minutes 37 Seconds East, 894.90' feet to a set 1/2" diameter iron rebar with RSA cap common corner with Metro Government Antioch High School, (Tax Map 164, Parcel 202) Deed Book 9699, Page 468 in the R.O.D.C.T.;

Thence with said line South 11 Degrees 20 Minutes 23 Seconds West, 83.99 feet to a found 1/2" diameter iron rebar with an illegible cap being common corner with New Century Development, LLC (Tax Map 164, Parcel 134.00) recorded in Deed Instrument Number 20201103-0128717 in the R.O.D.C.T.

Thence with said line the following two (2) calls and distances
1. South 08 Degrees 34 Minutes 16 Seconds West, 824.39 feet to a found 1/2" diameter iron rebar at base of 15 inch diameter Cedar tree;
2. South 82 Degrees 50 Minutes 38 Seconds East, 227.33 feet to a found 1/2" diameter iron rebar with no cap common corner with M. Lee Barrett, Jr (Tax Map 164 Parcel 136.00) in Deed Book 6234, Page 014 in the R.O.D.C.T;

Thence with said line the following two (2) calls and distances:

Thence with said line the following two (2) calls and distances:
1. North 42 Degrees 37 Minutes 05 Seconds West, 980.18 feet to a found 5/8" diameter iron rebar with a cap RLS # 1455;

2. South 52 Degrees 52 Minutes 53 Seconds East, 100.45 feet to a found 1/2" diameter iron rebar with a Cherry cap common corner with NTI Hobson Pike LLC (Tax Map 164, Parcel 322.00) recorded in Deed Book 1012, Page 3455 in the R.O.D.C.T.;

Thence with said line North 42 Degrees 39 Minutes 44 Seconds East, 312.56 feet to the Point of Beginning.

Source of North per State of Tennessee Coordinate System of 1983.
Land description prepared by Kevin L. Birdwell TN RLS #1797. (Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated March 30, 2022.

Being the same property conveyed to Richard D. McAdams, as Trustee of the Richard D. McAdams Living Trust by Deed dated June 12, 2023 from Belz-Becker-Lewis-Shlenker Properties, a Joint Venture, recorded June 23, 2023, in Instrument No. 20230623-0047833 in the Register's Office for Davidson County, Tennessee. The said Richard D. McAdams having since died, Gwendolyn S. McAdams and Susan Keffer being Successor Co-Trustees of the Richard D. McAdams Living Trust.

EXHIBIT B

Encumbrances

1. Taxes for the year 2024, and subquent years, a lien no yet due and payable.

2. Subject to all matters appearing on the Plan of record in Instrument Number 20151007-0102177, Register's Office for Davidson County, Tennessee.

3. Easement to the Tennessee Power Company of record Book 437, Page 38, Register's Office for Davidson County, Tennessee.

4. Right-of-Way Agreement to Nashville Gas of record in Book 5909, Page 918, Register's Office for Davidson County, Tennessee.

5. Right-of-Way set forth in the Judgement in favor of the United States of America for the use of Tennessee Valley Authority of record in Book 8660, page 580, Register's Office for Davidson County, Tennessee.

6. Right of Way as set forth in the Judgment in favor of the United States of American for the use of Tennessee Valley Auhtority of record in Instrument Number 20021017-0127752, Register's office for Davidson County, Tennessee

7. Stormwater Detention Agreement of record in instrument No. 200309020126875, Register's Office for Davidson County, Tennessee.

8. Final Judgement of record in Instrument Number 20150811-0080403, Register's Office for Davidson County, Tennessee.

9. Easement granted Tennessee Power Co. by a grant from A.W. Hutchinson and wife, of record in Book 437, page 38, Register's Office for Davidson County, Tennessee.

10. Subject to the claims of any unknown parties having an interest in the subject property pursuant to the Quiet Title by Adverse Posession captioned Belz/Becker/Shlenker Properties F/K/A Belz-McDowell Properties, Plaintiff, v. All Unknown Parties Having an Interest in Parcel ID Number 164 000 201 00, Civil Action No. 15-283-III, in the Chancery Court for the State of Tennessee Twentieth Judicial District, Davidson County, Part III, which was reduced to a Final Judgment was entered on August 11, 2015 of record in Instrument No. 20150811-0080403, Register's Office for Davidson County, Tennessee.

11. Any rights, eaements, interests, or claims which may existby reason of, or reflected by, matters dsiclosed on that certain ALTA/NSPS Land Titel Survey prepared by Kevin L. Birdwell, TN RLS No. 1797, with RaganSmith, dated July 9, 2024 and designated as 22-0032.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 July 10, 2024 (date of document).

Affiant Signature

July 10, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of July, 2024.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON