Karen Johnson Davidson County
Batch# 1163518 DEEDWARR
07/29/2024 03:17:30 PM 11 pgs
Fees: $58.00 Taxes: $4,086.84
20240729-0057187

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:	PROPERTY OWNER:	PROPERTY ADDRESSES:	MAIL TAX BILLS TO:	TAX PARCEL NOS.:
Michael Chance Baker, Donelson, Bearman Caldwell & Berkowitz, PC 6060 Poplar, Suite 440 Memphis, TN 38119	Harpeth Overlook Partners, LLC 414 Union Street, Suite 1900, Nashville, TN 37219	7946 McCrory Lane, Nashville, TN 37221 7968 McCrory Lane, Nashville, TN 37221	Harpeth Overlook Partners, LLC 414 Union Street, Suite 1900, Nashville, TN 37219	Part of 12600-10300 Part of 12600-06000

WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 26 day of July, 2024, by and between WILLIAM RONALD TRAVIS and wife MARGARET L. TRAVIS, each a Tennessee resident with an address of 7968 McCrory Lane, Nashville, TN 37221 ("Grantor"), and HARPETH OVERLOOK PARTNERS, LLC, a Tennessee limited liability company, with an address 414 Union Street, Suite 1900, Nashville, TN 37219 ("Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Memphis, Shelby County, Tennessee to, wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Subject to the permitted exceptions set out in Exhibit B hereto, Grantor does hereby covenant with Grantee that (i) Grantor is lawfully seized in fee and possessed of the Real Estate, (ii) Grantor has a right to convey the Real Estate, and (iii) title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

THIS INSTRUMENT HAS BEEN PREPARED WITH THE ASSISTANCE OF A TITLE SEARCH, FILE NO. 11710117, PROVIDED BY CHICAGO TITLE INSURANCE COMPANY (THE "SEARCH") AND A SURVEY PREPARED BY JW LAND SURVEYING, LLC, JACK WHITSON, LICENSE NO. 1732, DATED AS OF JULY 8, 2024 (THE "SURVEY"). THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY BEING CONVEYED HEREIN. THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER,

WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

[*Signature Page to Follow*]

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

William Ronald Travis
WILLIAM RONALD TRAVIS

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **WILLIAM RONALD TRAVIS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 19th day of July ____, 2024.

RUSSELL J. MCCANN TENNESSEE NOTARY PUBLIC My Comm Exp 06/14/25 COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:
6/14/25

Margaret L. Travis
MARGARET L. TRAVIS

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **MARGARET L. TRAVIS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 19th day of July ____, 2024.

Notary Public

My Commission Expires:
6/14/25

RUSSELL J. MCCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

STATE OF Tennessee)
COUNTY OF Shelby)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $1,104,550.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Teresa Villarreal
AFFIANT

Subscribed and sworn to before me this 26th day of July, 2024.

Rena Lu
Notary Public

My Commission Expires:
12-30-25

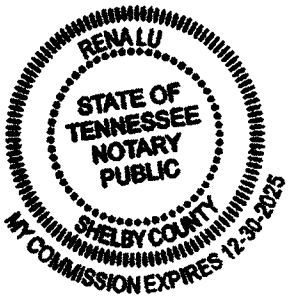


Exhibit A
Legal Description

Being Part of Parcel 60.00 and Part of Parcel 103.00 on Davidson County Property Map 126-00 and being more particularly described as follows:

Commencing at a 5/8" Iron Rod (Old), "RLS 2351" on the northerly right-of-way of Beautiful Valley Drive (50' Right-of-Way), being the northeast corner of Travis Trace Subdivision, Phase 1A, of record in Instrument No. 20141016-0095781, Register's Office for Davidson County, Tennessee, said Iron Rod also located on the westerly boundary of Boone Trace, Section 8, Phase 2, of record in Instrument No. 20040806-0094780, Register's Office for Davidson County, Tennessee;

Thence, following the westerly boundary of said Boone Trace, Section 8, Phase 2, North 37 Degrees 04 Minutes 16 Seconds West, 165.25 Feet to an ½" Iron Rod (New), "RLS 1732", being the northeast corner of the Travis Property Developers property, "Detention Pond Easement", of record in Instrument 20130614-0061084 and Instrument No. 20130617-0061817, Register's Office for Davidson County, Tennessee and being the True Point of Beginning;

Thence, leaving Boone Trace, Section 8, Phase 2 and following the northerly boundary of said Travis Property Developers property, South 53 Degrees 19 Minutes 02 Seconds West, 95.34 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, South 02 Degrees 33 Minutes 25 Seconds East, 50.32 Feet to an ½" Iron Rod (New), "RLS 1732" on the easterly boundary of Lot 153 of the aforementioned Travis Trace Subdivision, Phase 1A;

Thence, North 31 Degrees 20 Minutes 09 Seconds West, 29.21 Feet to a 5/8" Iron Rod (Old), "RLS 2351", being the northeast corner of Lot 153;

Thence, South 52 Degrees 34 Minutes 14 Seconds West, 84.37 Feet to a 5/8" Iron Rod (Old), "RLS 2351", being the northwest corner of Lot 153 and the northeast corner of Lot 152;

Thence, South 52 Degrees 33 Minutes 41 Seconds West, 81.79 Feet to a 5/8" Iron Rod (Old), "RLS 2351", being the northwest corner of Lot 152 and the northeast corner of Lot 151;

Thence, South 52 Degrees 54 Minutes 17 Seconds West, 23.39 Feet to an 1/2" Iron Rod (Old), "RLS 1444";

Thence, South 19 Degrees 00 Minutes 36 Seconds West, 61.77 Feet to a 5/8" Iron Rod (Old), "RLS 2351", being the northwest corner of Lot 151 and the northeast corner of Lot 150;

Thence, South 18 Degrees 43 Minutes 37 Seconds West, 78.77 Feet to a 5/8" Iron Rod (Old), "RLS 2351", being the northwest corner of Lot 150 and the northeast corner of Lot 9;

Thence, South 18 Degrees 46 Minutes 12 Seconds West, 31.36 Feet to a 5/8" Iron Rod (Old), "RLS 2351";

Thence, South 18 Degrees 57 Minutes 32 Seconds West, 94.77 Feet to a 5/8" Iron Rod (Old), "RLS 2351", being the northwest corner of Lot 8 and the northeast corner of Lot 7;

Thence, South 19 Degrees 10 Minutes 51 Seconds West, 62.91 Feet to a 5/8" Iron Rod (Old), "RLS 2351", being the northwest corner of Lot 7 and the northeast corner of Lot 6;

Thence, South 19 Degrees 01 Minutes 57 Seconds West, 57.31 Feet to a 5/8" Iron Rod (Old), "RLS 2351", being the northwest corner of Lot 6 and the northeast corner of Lot 5;

Thence, South 19 Degrees 01 Minutes 57 Seconds West, 30.82 Feet to a point;

Thence, South 26 Degrees 20 Minutes 39 Seconds West, 26.18 Feet to a 5/8" Iron Rod (Old), "RLS 2351", being the northwest corner of Lot 5 and the northeast corner of Lot 4

Thence, South 26 Degrees 46 Minutes 47 Seconds West, 28.65 Feet to a 5/8" Iron Rod (Old);

Thence, South 81 Degrees 29 Minutes 23 Seconds West, 34.53 Feet to a 5/8" Iron Rod (Old), "RLS 2351", being the northwest corner of Lot 4 and the northeast corner of Lot 3;

Thence, South 81 Degrees 40 Minutes 04 Seconds West, 55.34 Feet to a 5/8" Iron Rod (Old), "RLS 2351", being the northwest corner of Lot 3 and the northeast corner of Lot 2;

Thence, South 81 Degrees 43 Minutes 02 Seconds West, 60.46 Feet to a 5/8" Iron Rod (Old), "RLS 2351", being the northwest corner of Lot 2 and the northeast corner of Lot 1;

Thence, South 81 Degrees 40 Minutes 00 Seconds West, 63.00 Feet to a 5/8" Iron Rod (Old), "RLS 2351", being the northwest corner of Lot 1 and the northeast corner of Lot 149;

Thence, South 82 Degrees 04 Minutes 40 Seconds West, 19.11 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, South 81 Degrees 31 Minutes 49 Seconds West, 43.90 Feet to a 5/8" Iron Rod (Old), "RLS 2351", being the northwest corner of Lot 149 and the northeast corner of Lot 148;

Thence, South 81 Degrees 46 Minutes 19 Seconds West, 62.89 Feet to a 5/8" Iron Rod (Old), being the northwest corner of Lot 148 and the northeast corner of Lot 147;

Thence, South 81 Degrees 38 Minutes 19 Seconds West, 63.06 Feet to a 5/8" Iron Rod (Old), being the northwest corner of Lot 147 and the northeast corner of Lot 146;

Thence, South 81 Degrees 51 Minutes 39 Seconds West, 62.93 Feet to a 3/8" Iron Rod (Old), being the northwest corner of Lot 146 and the northeast corner of "Open Space B";

Thence, South 81 Degrees 40 Minutes 15 Seconds West, 24.41 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, leaving the northerly boundary of said Travis Trace Subdivision, Phase 1A with a new line, North 08 Degrees 50 Minutes 04 Seconds East, 22.69 Feet to a ½" Iron Rod (New), "RLS 1732";

Thence, North 11 Degrees 46 Minutes 38 Seconds West, 73.28 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, North 09 Degrees 02 Minutes 15 Seconds West, 60.01 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, North 14 Degrees 51 Minutes 25 Seconds West, 55.88 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, North 18 Degrees 05 Minutes 24 Seconds West, 79.20 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, North 30 Degrees 26 Minutes 39 Seconds West, 77.23 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, North 31 Degrees 16 Minutes 00 Seconds West, 39.42 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, North 42 Degrees 11 Minutes 54 Seconds West, 21.93 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, North 27 Degrees 13 Minutes 08 Seconds West, 48.30 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, North 29 Degrees 10 Minutes 32 Seconds West, 19.85 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, North 25 Degrees 46 Minutes 33 Seconds West, 40.84 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, North 19 Degrees 00 Minutes 19 Seconds West, 25.24 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, South 84 Degrees 45 Minutes 48 Seconds West, 492.78 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, with a curve to the left, having a central angle of 37 Degrees 49 Minutes 46 Seconds, a radius of 119.00 Feet, an arc length of 78.57 Feet and a chord bearing and length of South 65 Degrees 50 Minutes 53 Seconds West, 77.15 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, South 46 Degrees 55 Minutes 59 Seconds West, 3.93 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, with a curve to the left, having a central angle of 87 Degrees 31 Minutes 51 Seconds, a radius of 18.50 Feet, an arc length of 28.26 Feet and a chord bearing and length of South 03 Degrees 11 Minutes 31 Seconds West, 25.59 Feet to an ½" Iron Rod (New), "RLS 1732" on the easterly right-of-way of McCrory Lane;

Thence, following the easterly right-of-way of McCrory Lane with a curve to the left, having a central angle of 05 Degrees 00 Minutes 20 Seconds, a radius of 977.82 Feet, an arc length of 85.43 Feet and a chord bearing and length of North 43 Degrees 04 Minutes 00 Seconds West, 85.40 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, leaving the easterly right-of-way of McCrory Lane with a curve to the left, having a central angle of 87 Degrees 29 Minutes 46 Seconds, a radius of 18.50 Feet, an arc length of 28.25 Feet and a chord bearing and length of South 89 Degrees 18 Minutes 23 Seconds East, 25.59 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, North 46 Degrees 55 Minutes 59 Seconds East, 3.93 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, with a curve to the right, having a central angle of 37 Degrees 49 Minutes 51 Seconds, a radius of 169.00 Feet, an arc length of 111.59 Feet and a chord bearing and length of North 65 Degrees 50 Minutes 53 Seconds East, 109.57 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, North 84 Degrees 45 Minutes 48 Seconds East, 498.28 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, North 26 Degrees 33 Minutes 54 Seconds West, 22.36 Feet to an ½" Iron Rod (New), "RLS 1732";

Thence, North 10 Degrees 17 Minutes 54 Seconds East, 19.64 Feet to a point on the southerly boundary of the William Ronald Travis, II and wife, Shawna B. Travis property, of record in Instrument No. 20061113-0140292, Register's Office for Davidson County, Tennessee;

Thence, following the southerly boundary of said Travis property, North 84 Degrees 45 Minutes 48 Seconds East, 154.06 Feet to a point;

Thence, North 07 Degrees 10 Minutes 21 Seconds West, 187.58 Feet to an ½" Iron Rod (Old), "RLS 1444" on the bank of the Harpeth River;

Thence, continuing with the top of bank of the Harpeth River, North 74 Degrees 41 Minutes 40 Seconds East, 581.52 Feet to an 1" Iron Rod (Old), being the northwest corner of Boone Trace, Section 8, Phase 2, of record in Instrument No. 20040806-0094780, Register's Office for Davidson County, Tennessee;

Thence, leaving the Harpeth River and following the westerly boundary of said Boone Trace, Section 8, Phase 2 boundary, South 57 Degrees 57 Minutes 29 Seconds East, 346.07 Feet to an 1/2" Iron Rod (New), "RLS 1732;

Thence, South 37 Degrees 04 Minutes 16 Seconds East, 84.83 Feet to the True Point of Beginning.

Containing 658,796 square feet or 15.12 acres.

Being part of the same property conveyed to William Ronald Travis, of record in Deed Book 11506, Page 787 (Parcel 60.00) and being part of the same property conveyed to William Ronald Travis, Et Ux, of record in Deed Book 5395, Page 463 (Parcel 103.00), Register's Office for Davidson County, Tennessee, and the legal description being taken from the survey prepared by JW Land Surveying, LLC, 1211 Deerfoot Drive, Pegram, Tennessee 37143, Jack Whitson, License No. 1732, on July 8, 2024.

Being the same property conveyed to Grantor at Instrument NO/ Book ___ Page ___.

202407290057185

Exhibit B
Permitted Exceptions

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps, and Appurtenances of record in Instrument No. 20070801-0091141, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20071109-0132431 in the Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20071210-0142184 in the Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Public Utility and Drainage Easements of record in Instrument No. 20130614-0061074 in the Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Public Utility and Drainage Easements of record in Instrument No. 20130614-006176 in the Register's Office for Davidson County, Tennessee.

6. Right-of-Way Dedication 'C' of record in Instrument No. 20130614-0061079 in the Register's Office for Davidson County, Tennessee.

7. Temporary Construction Easement Agreement for Sanitary Sewers and Appurtenance of record in Instrument No. 20130614-0061086 in the Register's Office for Davidson County, Tennessee.

8. Temporary Construction Easement Agreement of record in Instrument No. 2013614-0061087 in the Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Public Utility and Drainage Easements of record in Instrument No. 21030614-0061075 in the Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Public Utility and Drainage Easements of record in Instrument No. 21030614-0061077 in the Register's Office for Davidson County, Tennessee.

11. Temporary Construction Easement of record in Instrument No. 20130614-0061078 in the Register's Office for Davidson County, Tennessee.

12. Right-of-Way Dedication 'A' of record in Instrument No. 20130614-0061080 in the Register's Office for Davidson County, Tennessee.

13. Agreement for Dedication of Easement for Sanitary Sewers and Appurtenance of record in Instrument No. 20130614-0061081 in the Register's Office for Davidson County, Tennessee.

14. Temporary Construction Easement Agreement of record in Instrument No. 20130614-0061082 in the Register's Office for Davidson County, Tennessee.

15. Temporary Construction Easement Agreement for Sanitary Sewers and Appurtenances of record in Instrument No. 20130614-0061083 in the Register's Office for Davidson County, Tennessee.

16. Detention Pond Easement Agreement of record in Instrument No. 20130614-0061085 in the Register's Office for Davidson County, Tennessee.

17. Temporary Construction Easement Agreement of record in Instrument No. 20130614-0061085 in the Register's Office for Davidson County, Tennessee.

18. Assignment of Grantee Rights under Detention Pond Easement Agreement of record in Instrument No. 20170217-0016414 in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Teresa Villarreal, 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 July 29, 2024.

T Villarreal

Affiant Signature

July 29, 2024

Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 29th day of July, 2024.

Rena Lu

Notary's Signature

My Commission Expires: 12-30-2025

RENA LU
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 12-30-2025

Notary's Seal (if on paper)