Karen Johnson Davidson County
Batch# 1178258 DEEDWARRSP
09/05/2024 03:22:30 PM 7 pgs
Fees: $38.00 Taxes: $12,950.00
20240905-0068492

THIS INSTRUMENT PREPARED BY: HEATHER A. DERRICK **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $3,500,000.00. Affiant Subscribed and sworn to before me, this 4th day of September, 2024. Notary Public My commission expires: 5·5·2025

HEATHER A. DERRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
The Richard H. Watts Family Limited Partnership Attn: Christopher Watts 303 Beacon Hill Drive Mt. Juliet, TN 37122	Same	026-00-0-061.02 026-00-0-065.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the

receipt of which is hereby acknowledged, **LAND & SEA, LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **THE RICHARD H. WATTS FAMILY LIMITED PARTNERSHIP**, a Tennessee limited partnership (the "Grantee"), its successors, and its assigns, effective as of the 4th day of September, 2024 (the "Effective Date"), that certain real property lying and being in Davidson County, Tennessee, as described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns against the lawful claims of all persons whomsoever arising by, through, or under Grantor, but not otherwise.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

LAND & SEA, LLC,
a Tennessee limited liability company

By: _____
Craig Mercer, Sole Member and President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CRAIG MERCER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **SOLE MEMBER** and **PRESIDENT** of 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 4th day of September, 2024.

_____
Notary Public

My Commission Expires: 9-8-25

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located north of Goodlettsville on the north margin of U.S. 31-E and being more particularly described as follows:

BEGINNING at an iron pin in the north margin of U.S. Highway 31-E (Gallatin Road), said pin being the southwest corner of Bill Crook Subdivision of record in Plat Book 4715, Page 33, RODC and the southeast corner of herein described property; thence with the north margin of said highway, S 83 degrees, 31'00" W, 200.00 feet to a p.k. nail; thence, leaving said margin with the east line of Andrew R. Barrett, et al of record in Deed Book 9419, Page 817, RODC, N 06 degrees 29'00" W, 252.00 feet to an existing iron pin; thence, N 83 degrees 31'00" E, 200.00 feet to an existing iron pin; thence with the west line of Lineberry Properties, Inc., of record in Deed Book 8088, Page 550, RODC S 06 degrees, 29'00" E, 252.00 feet to the point of beginning, containing 50,500 square feet or 1.16 acres, more or less.

Being part of the same property conveyed to Land & Sea, LLC, a Tennessee limited liability company, by deed from Jeffrey C. Seifert and Pamela A. Seifert, dated March 14, 2003, of record in Instrument No. 20030317-0035375, Register's Office for Davidson County, Tennessee.

Tract 2

Parcel One:

SITUATED in Davidson County, Tennessee, described as follows: to-wit:

BEGINNING at the northeast corner of Lot No. 1 of the subdivision of Bill Crook's Subdivision, of record in Plat Book 4715, Page 33, in the Register's Office for Davidson County, Tennessee, the same being a corner of the same property conveyed to McMahan Chevrolet Co. by deed from Corley, of record in Book 5206, Page 467, said Register's Office; thence with the north line of Bill Crook's Subdivision South 83 degrees 31' West 100 feet to the northwest corner of said Subdivision; thence leaving said subdivision North 6 degrees 29' West 48 feet to a point; thence North 83 degrees 31' East 100 feet to a point; thence South 6 degrees 29' East 48 feet to the point of beginning, containing 4800 square feet more or less.

Parcel Two:

Land in the 10th Civil District of Davidson County, Tennessee, described according to two surveys made by William Collier Parrish Associates, Civil Engineers, August 16, 1962, as September 7, 1962, as follows:

BEGINNING at a point in the northerly margin of Gallatin Road, being U.S. Highway 31-E, same being the southwesterly corner of the property conveyed to State-Wide Enterprises, Inc., by deed of record in Deed Book 4314, Page 399, Register's Office for Davidson County, Tennessee; thence with said margin South 83 degrees 31' West 100 feet to a point; thence leaving said margin North 6 degrees 39' West 252 feet to a point; thence North 83 degrees 31' East 100 feet to a point in the westerly line of the property conveyed to State Wide Enterprises, Inc.; thence with said line, South 6 degrees, 29' East 252 feet to the point of beginning. Said property also being Lot No. 1 on the Plan of Bill Crook Subdivision as of record in Book 4715, Page 33, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Land & Sea, LLC, a Tennessee limited liability company, by Warranty Deed from Jeffrey C. Seifert and wife, Pamela A. Seifert, of record as Instrument No. 20140924-0088022, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.

2. Clearance Permit of record in Book 980, Page 583, said Register's Office (Tract 1)

3. Permit of record in Book 4952, Page 477, said Register's Office (Tract 1)

4. Restrictive Covenants contained in instrument of record in Book 3436, Page 255, said Register's Office. (Tract 1)

5. Matters shown on the Plan of record in Book 4715, Page 33, said Register's Office. (Tract 2)

6. Sanitary Sewer Easement of record in Book 4344, Page 113, said Register's Office. (Tract 2)

7. Metropolitan Codes Letter of record in Book 5300, Page 736, said Register's Office. (Tract 2)

8. Matters shown on the ALTA/NSPS Land Title Survey prepared by Michael H. Charette, TN RLS No. 2048, with Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204, dated July 19, 2024.

True Copy Certification

I, Heather A. Derrick, 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 September 4, 2024.

Affiant Signature

Date: September 4, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of September, 2024.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

