Karen Johnson Davidson County
Batch# 1187022 DEEDWARRSP
09/26/2024 03:29:30 PM 8 pgs
Fees: $43.00 Taxes: $37,962.00
20240926-0074813

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is $10,260,000.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2024. Notary Public My commission expires: 2-24-2025 BRINA MATHIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Second Harvest Food Bank of Middle Tennessee Attn: Nancy Keil, President & CEO 331 Great Circle Road Nashville, TN 37228	Same	13400029000

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, **ESKIMO CENTENNIAL**, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **SECOND HARVEST FOOD BANK OF MIDDLE TENNESSEE**, a Tennessee nonprofit corporation (the "Grantee"), its successors, and its assigns, effective as of the 26th 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:

ESKIMO CENTENNIAL,
a Tennessee general partnership

By: _____
Ryan M. Moses, Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RYAN M. MOSES**, 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 **AUTHORIZED SIGNATORY** 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 26th day of September, 2024.

_____
Notary Public

My Commission Expires: 11.8.2027

TUVACHE L FLOWERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land situated in the 28th Councilmanic District of Nashville, Davidson County, Tennessee. Being all of Parcel 290.00 on Davidson County Tax Map 134 and being more particularly described as follows:

Beginning at a 5/8" iron rod (found - Ragan Smith) along or near the easterly right of way margin of Donelson Pike - 50 feet from centerline - at Station 65+80 per Metro Project 72-PW-027, Sheet 7 and having a Tennessee State Plane Coordinate of N: 643,281.08; E: 1,768,473.68;

Thence, along or near said right of way margin for the following five (5) calls with the first four (4) calls to 1/2" iron rods (new - Collier Eng):

With a curve to the right, having an arc length of 399.78 feet, a central angle of 20 degrees 54 minutes 04 seconds, a radius of 1095.92 feet and a chord which bears North 24 degrees 47 minutes 19 seconds East for a distance 397.57 feet;

Thence, North 35 degrees 14 minutes 21 seconds East for a distance of 125.71 feet;

Thence, North 36 degrees 57 minutes 43 seconds East for a distance of 132.09 feet;

Thence, North 35 degrees 38 minutes 06 seconds East for a distance of 200.10 feet to the beginning of a non-tangent curve;

Thence, with said curve to the left, having an arc length of 233.71 feet, a central angle of 09 degrees 01 minutes 59 seconds, a radius of 1482.39 feet and a chord which bears North 28 degrees 49 minutes 02 seconds East for a distance of 233.47 feet to a 5/8" iron rod (found - Ragan Smith) and being a point of intersection with said right of way margin and the southerly right of way margin of Citation Drive having a Tennessee State Plane Coordinate of N: 644,217.42; E: 1,769,021.45;

Thence, leaving said easterly right of way margin and along or near the southerly right of way margin of Citation Drive - 30 feet from centerline per Metro Project 72-PW-027, Sheet 8 the following seven (7) calls with the first six (6) calls to 5/8" iron rods (found - Ragan Smith):

North 70 degrees 35 minutes 56 seconds East for a distance of 47.81 feet;

Thence, South 69 degrees 01 minutes 35 seconds East for a distance of 58.33 feet to the beginning of a non-tangent curve;

Thence, with said curve to the right, having an arc length of 210.05 feet, a central angle of 13 degrees 00 minutes 43 seconds, a radius of 924.93 feet, and a chord which bears South 62 degrees 52 minutes 44 seconds East for a distance of 209.60 feet;

Thence, South 56 degrees 20 minutes 30 seconds East for a distance of 110.09 feet;

Thence, with a curve to the left, having an arc length of 385.04 feet, a central angle of 26 degrees 00 minutes 00 seconds, a radius of 848.51 feet, and a chord which bears South 69 degrees 20 minutes 30 seconds East for a distance of 381.75 feet;

Thence, South 82 degrees 20 minutes 30 seconds East for a distance of 75.85 feet;

Thence, South 37 degrees 31 minutes 10 seconds East for a distance of 42.63 feet to a 1/2" iron rod (new - Collier Eng) and being a point of intersection with said right of way margin and the westerly right of way margin of Ezell Pike having a Tennessee State Plane Coordinate of N: 643,877.25; E: 1,769,857.54;

Thence, leaving said southerly right of way margin and along or near the westerly right of way of Ezell Pike - right of way varies - to 1/2" iron rods (new - Collier Eng) or PK nails the following five (5) calls:

Thence, with a non-tangent curve to the right, having an arc length of 150.55 feet, a central angle of 02 degrees 26 minutes 49 seconds, a radius of 3525.00 feet, and a chord which bears South 08 degrees 05 minutes 10 seconds West for a distance of 150.53 feet;

Thence, North 80 degrees 41 minutes 36 seconds West for a distance of 10.00 feet;

Thence, with a non-tangent curve to the right, having an arc length of 568.69 feet, a central angle of 09 degrees 16 minutes 12 seconds, a radius of 3515.00 feet, and a chord which bears South 13 degrees 56 minutes 41 seconds West for a distance of 568.07 feet;

Thence, South 68 degrees 46 minutes 57 seconds East for a distance of 15.00 feet;

Thence, South 21 degrees 13 minutes 03 seconds West for a distance of 57.14 feet to said iron rod new and being a point of intersection with said right of way margin and the northerly right of way margin of Ezell Pike having a Tennessee State Plane Coordinate of N: 643,119.80; E: 1,769,682.90;

Thence, leaving said westerly right of way margin and along or near the northerly right of way margin of Old Ezell Road - 45 feet from centerline per Metro Project 72-PW-027, Sheet 7 the following nine (9) calls with the first seven (7) calls to 1/2" iron rods (new - Collier Eng):

North 87 degrees 30 minutes 49 seconds West for a distance of 119.10 feet;

Thence, South 88 degrees 04 minutes 51 seconds West for a distance of 56.00 feet;

Thence, South 83 degrees 59 minutes 43 seconds West for a distance of 149.48 feet;

Thence, with a curve to the right, having an arc length of 158.06 feet, a central angle of 25 degrees 30 minutes 39 seconds, a radius of 355.00 feet, and a chord which bears North 83 degrees 14 minutes 58 seconds West for a distance of 156.76 feet;

Thence, North 70 degrees 29 minutes 38 seconds West for a distance of 53.33 feet;

Thence, with a curve to the left, having an arc length of 194.44 feet, a central angle of 14 degrees 57 minutes 15 seconds, a radius of 745.00 feet, and a chord which bears North 77 degrees 58 minutes 16 seconds West for a distance of 193.89 feet;

Thence, North 85 degrees 26 minutes 53 seconds West for a distance of 361.27 feet;

Thence, North 44 degrees 02 minutes 38 seconds West for a distance of 66.55 feet to a 5/8" iron rod (found - Ragan Smith) and being approximately 90 feet from the centerline of Old Ezell Road;

Thence, North 76 degrees 14 minutes 43 seconds West for a distance of 86.10 feet to the Point of Beginning and containing 1,025,790 square feet or 23.55 acres, more or less.

Being the same property conveyed to Eskimo Centennial, a Tennessee general partnership, by Quitclaim Deed from the State of Tennessee of record in Instrument No. 20230209-0009685, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments required to be paid in the year 2024 and subsequent years, not yet due and payable, which have been prorated and assumed by Grantee.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4733, page 463, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 3377, page 148, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Ralph "Al" Frazier #20753, 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 26, 2024 (date of document).

Affiant Signature

September 26, 2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26th day of September, 2024.

Brina Mathis
Notary's Signature

My Commission Expires: 2.24.2025

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY