Karen Johnson Davidson County
Batch# 1200536 DEEDWARRSP
11/01/2024 03:25:30 PM 8 pgs
Fees: $43.00 Taxes: $20,720.00
20241101-0085222

THIS INSTRUMENT PREPARED BY:
Ortale Kelley Law Firm (JHC)
330 Commerce Street, Ste. 110
Nashville, TN 37201

Name/Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
McGowan Family, LP 6901 Lennox Village Drive, Ste. 107 Nashville, TN 37211	Same	(a portion of) 181-00-0-136.00 181-11-0-D90000CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GREEN TRAILS, LLC**, a Tennessee limited liability company, hereinafter called "Grantor", has bargained and sold, and by its presents does transfer and convey unto **MCGOWAN FAMILY, LP**, a Tennessee limited partnership, hereinafter called "Grantee", its successors and assigns, the following described land in Davidson County, State of Tennessee (the "Property"), to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

This is improved property located at 6419, 6423, and 6431 Pettus Road, Antioch, TN 37013 & Open Space OS 1, The Hill Property Phase 1A, 8001 Warbler Way, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it subject to those matters shown on Exhibit B attached hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but not further or otherwise, but excluding those matters shown on Exhibit B. Notwithstanding the foregoing, Grantor makes no warranties or representations whatsoever with regards to any oil, gas or other mineral rights associated with the Property. To the extent Grantor owns any oil gas or other mineral rights associated with the Property, the same are conveyed to Grantee by quitclaim and without any warranty of title.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2024.

GREEN TRAILS, LLC, a Tennessee limited liability company

By: _____
Rick Deckbar, ~~Chief Manager~~

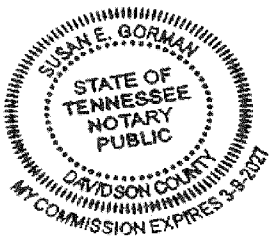
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Rick Deckbar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Chief Manager of Green Trails, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Chief Manager executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand and seal on this the 29th day of October, 2024.

Susan E. Gorman
NOTARY PUBLIC

My Commission Expires: 3/9/2027



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,600,000.00.

Affiant

Subscribed and sworn to before me this
30th day of October, 2024.

Notary Public

My Commission Expires:_____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

Exhibit A

Legal Description

TRACT I:

A TRACT OF LAND IN THE 31ST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS PART OF PARCEL 136.00 ON DAVIDSON COUNTY TAX MAP NO. 181, BEING BOUNDED ON THE NORTH BY THE REMAINING LANDS OF GREEN TRAILS, LLC, ON THE EAST BY LOT OS1 OF THE HILL PROPERTY, PHASE 1-A, ON THE SOUTH BY PETTUS ROAD AND ON THE WEST BY THE REMAINING LANDS OF GREEN TRAILS, LLC AND COVENANT BAPTIST CHURCH OF BRENTWOOD, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JTA LAND SURVEYING, INC., DATED OCTOBER 2, 2024 JOB NUMBER: 2024-503 AND PROCEEDING AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF PETTUS ROAD (RIGHT-OF-WAY WIDTH VARIES) AT THE MOST EASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO COVENANT BAPTIST CHURCH OF BRENTWOOD, TENNESSEE AS OF RECORD IN INSTRUMENT NO. 20210525-0070471, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO BEING THE MOST SOUTHERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. LEAVING THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID PETTUS ROAD, AND WITH THE EASTERLY PROPERTY LINE OF SAID COVENANT BAPTIST CHURCH OF BRENTWOOD, TENNESSEE, IN PART, NORTH 48 DEGREES 45 MINUTES 38 SECONDS WEST, 353.09 FEET TO AN IRON ROD (SET); THENCE,

2. LEAVING THE EASTERLY PROPERTY LINE OF SAID COVENANT BAPTIST CHURCH OF BRENTWOOD, TENNESSEE AND WITH A NEW SEVERENCE LINE OF WHICH THIS TRACT IS A PART OF, NORTH 39 DEGREES 54 MINUTES 17 SECONDS EAST, 281.45 FEET TO AN IRON ROD (SET); THENCE,

3. SOUTH 80 DEGREES 31 MINUTES 05 SECONDS WEST, 57.70 FEET TO AN IRON ROD (SET); THENCE,

4. NORTH 50 DEGREES 05 MINUTES 43 SECONDS WEST, 145.83 FEET TO AN IRON ROD (SET); THENCE,

5. NORTH 16 DEGREES 15 MINUTES 14 SECONDS WEST, 269.42 FEET TO AN IRON ROD (SET); THENCE,

6. NORTH 52 DEGREES 42 MINUTES 36 SECONDS EAST, 77.65 FEET TO AN IRON ROD (SET); THENCE,

7. NORTH 53 DEGREES 51 MINUTES 37 SECONDS EAST, 147.00 FEET TO AN IRON ROD (SET); THENCE,

8. NORTH 58 DEGREES 21 MINUTES 37 SECONDS EAST, 164.00 FEET TO AN IRON ROD (SET); THENCE,

9. NORTH 81 DEGREES 51 MINUTES 37 SECONDS EAST 139.00 FEET TO AN IRON ROD (SET); THENCE,

10. NORTH 43 DEGREES 51 MINUTES 37 SECONDS EAST, 96.00 FEET TO AN IRON ROD (SET); THENCE,

11. NORTH 83 DEGREES 28 MINUTES 21 SECONDS EAST, 25.00 FEET TO AN IRON ROD (SET) IN THE WESTERLY PROPERTY LINE OF LOT OS1 AS SHOWN ON THE FINAL PLAT OF THE HILL PROPERTY, PHASE 1-A AS OF RECORD IN INSTRUMENT NO. 20210720-0097060, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

12. WITH THE WESTERLY PROPERTY LINE OF SAID LOT OS1, IN PART, SOUTH 07 DEGREES 16 MINUTES 45 SECONDS EAST, 754.58 FEET TO AN IRON ROD (SET) IN THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID PETTUS ROAD; THENCE,

13. IN A SOUTHWESTERLY DIRECTION WITH SAID PETTUS ROAD, HAVING A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 01 DEGREES 55 MINUTES 36 SECONDS, A RADIUS OF 915.00 FEET, FOR AN ARC LENGTH OF 30.77 FEET TO AN IRON ROD (SET); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 47 DEGREES 03 MINUTES 59 SECONDS WEST, 30.77 FEET; THENCE,

14. CONTINUNIG WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 28 MINUTES 41 SECONDS, A RADIUS OF 915.00 FEET, FOR AN ARC LENGTH OF 87.48 FEET TO A CONCRETE MONUMENT (FOUND); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 06 MINUTES 05 SECONDS WEST, 87.45 FEET; THENCE,

15. SOUTH 40 DEGREES 35 MINUTES 09 SECONDS WEST, 356.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 441,961 SQUARE FEET OR 10.15 ACRES. AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO GREEN TRAILS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM JAMES PHILLIP CARTER, A ONE-HALF UNDIVIDED INTEREST AND WILLIAM R. CARTER AND MARY JANE CARTER, TRUSTEES OF THE CARTER FARM TRUST, DATED SEPTEMBER 3, 2020, A ONE-HALF UNDIVIDED INTEREST (AS TO TRACT 1), JAMES PHILLIP CARTER AND WIFE, REBECCA LEE BREWER (AS TO TRACT 2), AND WILLIAM R. CARTER AND MARY JANE CARTER, TRUSTEES OF THE CARTER FARM

TRUST, DATED SEPTEMBER 3, 2020 (AS TO TRACT 3) AS OF RECORD IN INSTRUMENT NO. 20220609-0065920, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FOR COMBINING PROPERTY INTO ONE MAP AND PARCEL NUMBER FROM GREEN TRAILS, LLC A TENNESSEE LIMITED LIABILITY COMPANY, TO GREEN TRAILS, A TENNESSEE LIMITED LIABILITY COMPANY, AS OF RECORD IN INSTRUMENT NO. 20240919-0072691, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING OS 1 AS SHOWN ON THE FINAL PLAT OF THE HILL PROPERTY PHASE 1A, OF RECORD IN INSTRUMENT NO. 20210720-0097060, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO GREEN TRAILS, LLC, BY WARRANTY DEED FROM SUZANNE HILL NICHOLS, SHELLEY RUTH COOK, AND BENJAMIN FRANKLIN HILL, III, OF RECORD IN INSRTUMENT NO. 20190901-0075717, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit B

Permitted Exceptions

1. Real estate taxes and assessments for the year 2025 and subsequent years.
2. Unrecorded lease agreement between Brett Wesnofske and Crest, LLC, dated October 30, 2024.
3. Grant of Transmission Line to the United States of America of record in Book 4425, Page 568 and Book 4425, Page 544, in the Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20200519-0051943, and 20210407-0045740, in the Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20200519-0051941, in the Register's Office for Davidson County, Tennessee.
6. Subject to the flow of any creeks, streams, or branches across subject property.
7. Subject to all matters shown on the Plan of record in Instrument No. 20210728-0101347, as corrected by Surveyor's Certificate of Correction in Instrument No. 20220218-0019313, Register's Office for Davidson County, Tennessee.
8. Subject to all matters shown on the Plan of record as Instrument Number 20210720-0097060, Register's Office of Davidson County, Tennessee.
9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200729-0083273 and Instrument No. 20200729-0083222, Register's Office for Davidson County, Tennessee.
10. Grant of Transmission Line Easement of record in Book 4425, Page 544, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Leigh Norton, 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 October 30 2024

Date

Affiant Signature

October 30 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 30th day of October 2024

Notary's Signature

My Commission Expires: 3/20/2028

Date

Notary's Seal (if on paper)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028