Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-JG-24-101

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

Karen Johnson Davidson County
Batch # 1226424 DEEDWARR
01/14/2025 02:42:15 PM 6 pgs
Fees: $33.00 Taxes: $6,290.00
20250114-0002980

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 313 East College Street, Ste 3, Dickson, TN 37055,
File number: 2024-09-12291B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
109 Woodruff LLC	109 Woodruff LLC	042 16 0 190.00 042 16 0 243.00 042 16 0 185.00 042 16 0 187.00
(NAME)	(NAME)	
1100 Douglas Avenue	1100 Douglas Avenue	
(ADDRESS)	(ADDRESS)	
Nasvhille, TN 37206	Nasvhille, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DEDICATED INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **109 WOODRUFF LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: (Commonly known as 101 Woodruff Street, Madison, TN 37115)

BEING A PARCEL OF LAND IN THE 9TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE PROJECT CONNECT, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 202109020118348-R.O.D.C., TN. BOUNDED ON THE EAST BY 15' DUVAL COURT. BOUNDED ON THE SOUTH BY THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202203030024444- R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN SET IN THE WESTERLY MARGIN OF 15' DUVAL COURT, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROJECT CONNECT, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 202109020118348-R.O.D.C., TN. AND BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, WITH THE WESTERLY MARGIN OF DUVAL COURT, SOUTH 16 DEGREES 27 MINUTES 56 SECONDS WEST, 38.00' TO AN IRON PIN SET; THENCE, A COMMON LINE WITH THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202203030024444-R.O.D.C., TN. NORTH 73 DEGREES 24 MINUTES 02 SECONDS WEST, 78.00' TO AN IRON PIN SET; THENCE, NORTH 16 DEGREES 27 MINUTES 56 SECONDS EAST, 38.00' TO AN IRON PIN SET; THENCE, A COMMON LINE WITH THE PROJECT CONNECT, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 202109020118348-R.O.D.C., TN. SOUTH 73 DEGREES 24 MINUTES 02 SECONDS EAST, 78.00' TO THE POINT OF BEGINNING. CONTAINING, 2,964 SQUARE FEET OR 0.06 ACRES, MORE OR LESS. Survey by Brian A. McCain, TN No. 2256, dated November 19,

2024, Southern Precision Land Surveying, Inc., 227 McCain Drive, Kingston Springs, TN 37082, (615) 772-5481, Project No. 24-3073. A copy of said survey is attached herewith as Exhibit "A".

Tract II: (Commonly known as 109 Woodruff Street, Madison, TN 37115) BEING A PARCEL OF LAND IN THE 9TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF WOODRUFF STREET. BOUNDED ON THE EAST BY THE PROJECT CONNECT, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 202109020118348-R.O.D.C, TN. BOUNDED ON THE SOUTH BY THE REBECCA K. & JAMES A. GAINES PROPERTY AS OF RECORD IN INSTRUMENT NO. 202309200074035-R.O.D.C., TN. AND THE CARRIE C. ELLIS PROPERTY AS OF RECORD IN INSTRUMENT NO. 20090129007500-R.O.D.C., TN. BOUNDED ON THE WEST BY THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202203030024444-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF WOODRUFF STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE BELLSOUTH TELECOMMUNICATIONS, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 200902230015520-R.O.D.C, TN; THENCE, WITH THE SOUTHERLY MARGIN OF WOODRUFF STREET, SOUTH 73 DEGREES 24 MINUTES 02 SECONDS EAST, 100.00' TO THE TRUE POINT OF BEGINNING. THENCE, CONTINUING WITH SAID MARGIN, SOUTH 73 DEGREES 24 MINUTES 02 SECONDS EAST, 50.00' TO AN IRON PIN SET; THENCE, PROJECT CONNECT, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 202109020118348-R.O.D.C, TN. SOUTH 16 DEGREES 27 MINUTES 56 SECONDS WEST, 200.00' TO AN IRON PIN SET; THENCE, SOUTH 73 DEGREES 24 MINUTES 02 SECONDS EAST, 22.00' TO AN IRON PIN SET; THENCE, A COMMON LINE WITH THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202203030024444-R.O.D.C., TN. SOUTH 16 DEGREES 27 MINUTES 56 SECONDS WEST, 38.00' TO AN IRON PIN SET; THENCE, SOUTH 73 DEGREES 24 MINUTES 02 SECONDS EAST, 78.00' TO AN IRON PIN SET IN THE WESTERLY MARGIN OF 15' DUVAL COURT; THENCE, WITH SAID MARGIN, SOUTH 16 DEGREES 27 MINUTES 56 SECONDS WEST, 62.05' TO AN IRON PIN SET; THENCE, A COMMON LINE WITH THE REBECCA K. & JAMES A. GAINES PROPERTY AS OF RECORD IN INSTRUMENT NO. 202309200074035-R.O.D.C., TN. AND THE CARRIE C. ELLIS PROPERTY AS OF RECORD IN INSTRUMENT NO. 20090129007500-R.O.D.C., TN. NORTH 73 DEGREES 24 MINUTES 02 SECONDS WEST, 150.00' TO AN IRON PIN SET; THENCE, A COMMON LINE WITH THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202203030024444-R.O.D.C., TN. NORTH 16 DEGREES 27 MINUTES 56 SECONDS EAST, 300.05' TO THE POINT OF BEGINNING. CONTAINING 22,043 SQUARE FEET OR 0.50 ACRES, MORE OR LESS. Survey by Brian A. McCain, TN No. 2256, dated November 19, 2024, Southern Precision Land Surveying, Inc., 227 McCain Drive, Kingston Springs, TN 37082, (615) 772-5481, Project No. 24-3073. A copy of said survey is attached herewith as Exhibit "A".

Tract III: (Commonly known as 115 Woodruff Street, Madison, TN 37115) BEING A PARCEL OF LAND IN THE 9TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF WOODRUFF STREET. BOUNDED ON THE EAST BY THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202203030024444-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE REBECCA K. & JAMES A. GAINES PROPERTY AS OF RECORD IN INSTRUMENT NO. 202309200074035-R.O.D.C., TN. BOUNDED ON THE WEST BY THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202203030024444-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF WOODRUFF STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE BELLSOUTH TELECOMMUNICATIONS, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 200902230015520-R.O.D.C, TN; THENCE, WITH THE SOUTHERLY MARGIN OF WOODRUFF STREET SOUTH 73 DEGREES 24 MINUTES 02 SECONDS EAST, 50.00' TO THE TRUE POINT OF BEGINNING. THENCE, CONTINUING WITH SAID MARGIN, SOUTH 73 DEGREES 24 MINUTES 02 SECONDS EAST, 50.00' TO AN IRON PIN SET; THENCE, A COMMON LINE WITH THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202203030024444-R.O.D.C., TN. SOUTH 16 DEGREES 27 MINUTES 56 SECONDS WEST, 300.05' TO AN IRON PIN FOUND; THENCE, A COMMON LINE WITH

THE REBECCA K. & JAMES A. GAINES PROPERTY AS OF RECORD IN INSTRUMENT NO. 202309200074035-R.O.D.C., TN. NORTH 73 DEGREES 24 MINUTES 02 SECONDS WEST, 50.00' TO AN IRON PIN FOUND; THENCE, A COMMON LINE WITH THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202203030024444-R.O.D.C., TN .NORTH 16 DEGREES 27 MINUTES 56 SECONDS EAST, 300.05' TO THE POINT OF BEGINNING. CONTAINING 15,002 SQUARE FEET OR 0.34 ACRES, MORE OR LESS. Survey by Brian A. McCain, TN No. 2256, dated November 19, 2024, Southern Precision Land Surveying, Inc., 227 McCain Drive, Kingston Springs, TN 37082, (615) 772-5481, Project No. 24-3073. A copy of said survey is attached herewith as Exhibit"A".

Tract IV: (Commonly known as 201 Woodruff Street, Madison, TN 37115) BEING A PARCEL OF LAND IN THE 9TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF WOODRUFF STREET. BOUNDED ON THE EAST BY THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202203030024444-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE DEANIE L. GREGORY PROPERTY AS OF RECORD IN INSTRUMENT NO. 2000122801127047-R.O.D.C., TN. BOUNDED ON THE WEST BY THE BELLSOUTH TELECOMMUNICATIONS, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 200902230015520-R.O.D.C, TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF WOODRUFF STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE BELLSOUTH TELECOMMUNICATIONS, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 200902230015520-R.O.D.C, TN AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, WITH THE SOUTHERLY MARGIN OF WOODRUFF STREET, SOUTH 73 DEGREES 24 MINUTES 02 SECONDS EAST, 50.00' TO AN IRON PIN SET; THENCE, A COMMON LINE WITH THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 202203030024444-R.O.D.C., TN. SOUTH 16 DEGREES 27 MINUTES 56 SECONDS WEST, 300.05' TO AN IRON PIN FOUND; THENCE, A COMMON LINE WITH THE DEANIE L. GREGORY PROPERTY AS OF RECORD IN INSTRUMENT NO. 2000122801127047-R.O.D.C., TN. NORTH 73 DEGREES 24 MINUTES 02 SECONDS WEST, 49.96' TO AN IRON PIN FOUND; THENCE, NORTH 16 DEGREES 27 MINUTES 29 SECONDS EAST, 300.05' TO THE POINT OF BEGINNING. CONTAINING 14,996 SQUARE FEET OR 0.34 ACRES, MORE OR LESS. Survey by Brian A. McCain, TN No. 2256, dated November 19, 2024, Southern Precision Land Surveying, Inc., 227 McCain Drive, Kingston Springs, TN 37082, (615) 772-5481, Project No. 24-3073. A copy of said survey is attached herewith as Exhibit "A".

BEING the same property conveyed to Dedicated Investments, LLC, a Tennessee Limited Liability Company from Big South Ventures, LLC by Warranty Deed dated February 16, 2022 and of record on March 03, 2022, as Instrument Number 20220303-0024444, in the Register's Office for Davidson County, Tennessee.

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

FOR INFORMATION PURPOSES ONLY: Addresses are 101, 109, 115 and 201 Woodruff, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE 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, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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.

Witness our hands this 30th Day of December, 2024

Dedicated Investments, LLC

BY: _____
Jerry Shayn Webster, Sole Member

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared JERRY SHAYN WEBSTER, 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 Sole Member of Dedicated Investments, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his official capacity.

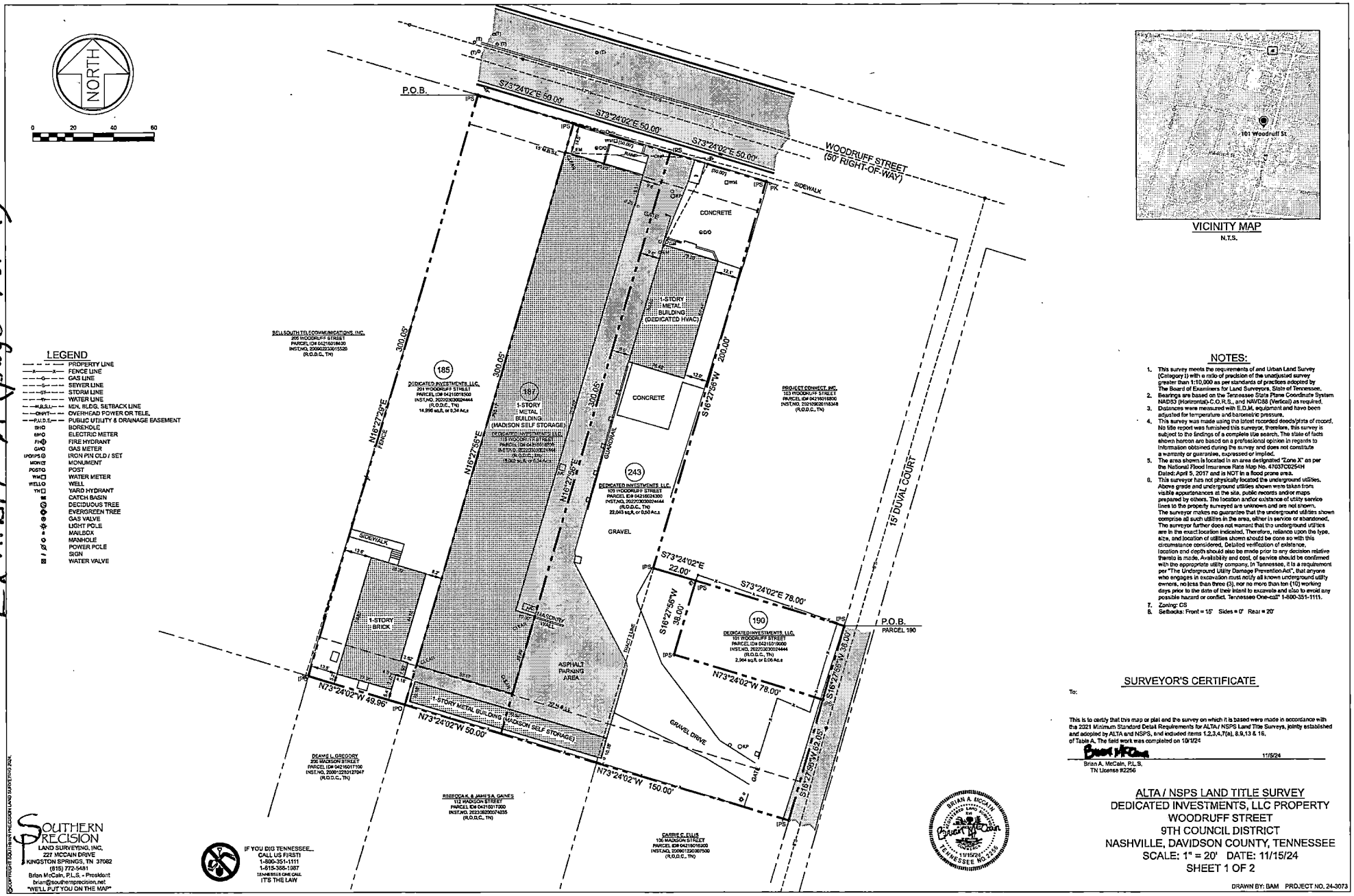
Witness my hand and official seal this 30th day of December, 2024.

Commission Expires: _____

_____
Notary Public

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 21, 2027

Exhibit A (page 1 of 2)



LEGEND

- PROPERTY LINE
- FENCE LINE
- GAS LINE
- SEWER LINE
- STORM LINE
- WATER LINE
- M.B.S.L. MIN. BLDG. SETBACK LINE
- OHP/T OVERHEAD POWER OR TELE.
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- BORE HOLE
- ELECTRIC METER
- FIRE HYDRANT
- GAS METER
- IPO/IPS IRON PIN OLD / SET
- MONUMENT
- POST
- WATER METER
- WELL
- YARD HYDRANT
- CATCH BASIN
- DECIDUOUS TREE
- EVERGREEN TREE
- GAS VALVE
- LIGHT POLE
- MAILBOX
- MANHOLE
- POWER POLE
- SIGN
- WATER VALVE

NOTES:

1. This survey meets the requirements of and Urban Land Survey (Category I) with a ratio of precision of the unadjusted survey greater than 1:10,000 as per standards of practices adopted by The Board of Examiners for Land Surveyors, State of Tennessee.
2. Bearings are based on the Tennessee State Plane Coordinate System NAD83 (Horizontal)-C.O.R.S., and NAVD88 (Vertical) as required.
3. Distances were measured with E.D.M. equipment and have been adjusted for temperature and barometric pressure.
4. This survey was made using the latest recorded deeds/plats of record. No title report was furnished this surveyor, therefore, this survey is subject to the findings of a complete title search. The state of facts shown hereon are based on a professional opinion in regards to information obtained during the survey and does not constitute a warranty or guarantee, expressed or implied.
5. The area shown is located in an area designated "Zone X" as per the National Flood Insurance Rate Map No. 47037C0254H Dated: April 5, 2017 and is NOT in a flood prone area.
6. This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost, of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One-call" 1-800-351-1111.
7. Zoning: CS
8. Setbacks: Front = 15' Sides = 0' Rear = 20'

SURVEYOR'S CERTIFICATE

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and included items 1,2,3,4,7(a), 8,9,13 & 16, of Table A. The field work was completed on 10/1/24

Brian A. McCain, P.L.S.
TN License #2256

11/5/24

BRIAN A. McCAIN — LICENSED LAND SURVEYOR — TENNESSEE NO. 2256 — 11/15/24

ALTA / NSPS LAND TITLE SURVEY
DEDICATED INVESTMENTS, LLC PROPERTY
WOODRUFF STREET
9TH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 20' DATE: 11/15/24
SHEET 1 OF 2

DRAWN BY: BAM PROJECT NO. 24-3073

SOUTHERN PRECISION
LAND SURVEYING, INC.
227 McCAIN DRIVE
KINGSTON SPRINGS, TN 37082
(615) 772-5481
Brian McCain, P.L.S. - President
brian@southernprecision.net
"WE'LL PUT YOU ON THE MAP"

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

COPYRIGHT SOUTHERN PRECISION LAND SURVEYING INC.

Exhibit A (page 2 of 2)



0 20 40 60

SCHEDULE "B" PART II EXCEPTIONS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. (NONE FOUND)

2. Rights or claims of parties in possession not shown by the public records. (NONE FOUND)

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (NONE FOUND)

4. Easements, or claims of easements, not shown by the public records. (NONE FOUND)

5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.(NONE FOUND)

6. Taxes or special assessments which are not shown as existing liens by the public records.
(DOES NOT EFFECT THE SURVEY)
7. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
(DOES NOT EFFECT THE SURVEY)
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.
(NONE FOUND)
9. Rights or claims of parties in possession not shown by the public records. (NONE FOUND)

10. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. (NONE FOUND)

11. Taxes or special assessments which are not shown as existing liens by the public records.
(DOES NOT EFFECT THE SURVEY)
12. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
(NONE FOUND)
13. Easements or claims of easements not shown by the Public Records.
(NONE FOUND)
14. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
(DOES NOT EFFECT THE SURVEY)
15. Taxes for the year 2024, a lien not yet due and payable.
(DOES NOT EFFECT THE SURVEY)
16. Subject to all matters shown on the Plan of record in Plat Book 547, Page 44, Register's Office for Davidson County, Tennessee. (SHOWN HEREON)

DESCRIPTION - COMMITMENT

Tract I: (Commonly known as 101 Woodruff Street, Madison, TN 37115)

Land in Davidson County, Tennessee, being the North 38 feet of the South 100 feet of Lot Nos. 31 and 32 on the Map of Douglas Levine Subdivision at Madison, Tennessee, of record in Plat Book 547, Page 44, Register's Office for Davidson County, Tennessee.

Said parts of said lots front 38 feet on the westerly side of a 15-ft. unnamed roadway, which roadway runs south from Woodruff Street, and runs back between parallel lines 100 feet to the east line of Lot No. 30.
Tract II: (Commonly known as 109 Woodruff Street, Madison, TN 37115)

Tract 1: Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated November 5, 1986, and known as Job No. 86-829, more particularly described as follows: Beginning at an iron pin set in the west margin of a 15' alley, said iron pin being South 12 degrees 00' 00" West 238.00 feet from the intersection of the south margin of Woodruff Street with the east margin of said 15' Alley as shown on the Plat of Douglas Levine Subdivision of record in Plat Book 547, Page 44, Register's Office for Davidson County, Tennessee; thence South 12 degrees 00' 00" West 62.00 feet with the east line of Lot No. 32 to an iron pin set in the east margin of said alley, the southeast corner of Lot No. 32; thence with the south lines of Lot Nos. 32 and 31, North 78 degrees 00' 00" West 100.00 feet to an iron pin set at the southwest corner of Lot No. 31; thence North 12 degrees 00' 00" East 100.00 feet to an iron pin set; thence severing Lot Nos. 31 and 32 with the next three calls: South 78 degrees 00' 00" East 22.00 feet to an iron pin set; thence South 12 degrees 00' 00" West 38 feet to an iron pin set; thence South 78 degrees 00' 00" East 78.00 feet to the point of beginning, containing 7,036 square feet, more or less.

Tract 2: Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated November 5, 1986, and known as Job No. 86-829, more particularly described as follows: Beginning at an iron pin set in the south margin of Woodruff Street at the back of the sidewalk; said iron pin being North 78 degrees 00' 00" West 100.00 feet from the intersection of said south margin of Woodruff Street with the west margin of said 15' alley and also being the Northeast corner of Lot No. 30 on the Plat of the Douglas Levine Subdivision, of record in Plat Book 547, Page 44, Register's Office for Davidson County, Tennessee; thence South 12 degrees 00' 00" West 300.00 feet with the east line of Lot No. 30 to an iron pin set, thence with the south line of Lot No. 30, North 78 degrees 00' 00" West 50.00 feet to an iron pin set at the southwest corner of Lot No. 30; thence North 12 degrees 00' 00" East 300.00 feet to an iron pin set at the back of a sidewalk in the south margin of Woodruff Street; thence South 78 degrees 00' 00" East 50.00 feet with said back of a sidewalk and the south margin of Woodruff Street to the point of beginning, containing 15,000.00 square feet, more or less.

Tract III: (Commonly known as 115 Woodruff Street, Madison, TN 37115)
Land in Davidson County, Tennessee, being Lot No. 29 on the Map of Douglas-Levine Subdivision at Madison of record in Book 547, Page 44, Register's Office for Davidson County, Tennessee.
Said Lot No. 29 fronts 50 feet on the southerly side of Woodruff Street and runs back 300 feet to a dead line.

Tract IV: (Commonly known as 201 Woodruff Street, Madison, TN 37115)
Land in Davidson County, Tennessee, being Lot No. 28 on the Map of Douglas-Levine Subdivision, Madison, Tennessee as of record in Book 547, Page 44, Register's Office for Davidson County, Tennessee.
Said Lot No. 28 fronts 50 feet on the southerly side of Woodruff Street and runs back 300 feet to a dead line.
Being the same property conveyed to Big South Ventures, LLC, a Tennessee Limited Liability Company, by deed from Robert Waldschmidt dated 10/20/2017 and recorded on 10/24/2017 in Instrument No. 20171024-0109002, Register's Office for Davidson

Being the same property conveyed to Dedicated Investments, LLC, a Tennessee limited liability company by Warranty deed from Big South Ventures, LLC of record in Instrument No. 20220303-0024444 Register's Office for Davidson County, Tennessee, dated February 16, 2022 and recorded on March 3, 2022. (Value of consideration shown in aforementioned deed $1,230,000.00.)

DESCRIPTION - SURVEY PARCEL 185

DEDICATED INVESTMENTS, LLC
201 WOODRUFF STREET
PARCEL ID# 04216018500
INSTRUMENT NO. 20220303-0024444
9TH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND IN THE 9TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF WOODRUFF STREET, BOUNDED ON THE EAST BY THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20220303-0024444-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE DEANIE L. GREGORY PROPERTY AS OF RECORD IN INSTRUMENT NO. 20091229001127047-R.O.D.C., TN. BOUNDED ON THE WEST BY THE BELLSOUTH TELECOMMUNICATIONS, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 20090223015520-R.O.D.C, TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF WOODRUFF STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE BELLSOUTH TELECOMMUNICATIONS, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 20090223015520-R.O.D.C, TN AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE SOUTHERLY MARGIN OF WOODRUFF STREET, SOUTH 73 DEGREES 24 MINUTES 02 SECONDS EAST, 50.00' TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20220303-0024444-R.O.D.C., TN.SOUTH 16 DEGREES 27 MINUTES 56 SECONDS WEST, 300.05' TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE DEANIE L. GREGORY PROPERTY AS OF RECORD IN INSTRUMENT NO. 20091229001127047-R.O.D.C., TN.NORTH 73 DEGREES 24 MINUTES 02 SECONDS WEST, 49.96' TO AN IRON PIN FOUND;

THENCE, NORTH 16 DEGREES 27 MINUTES 29 SECONDS EAST, 300.05' TO THE POINT OF BEGINNING.

CONTAINING 14,996 SQUARE FEET OR 0.34 ACRES, MORE OR LESS.

DESCRIPTION - SURVEY PARCEL 187

DEDICATED INVESTMENTS, LLC
115 WOODRUFF STREET
PARCEL ID# 04216018700
INSTRUMENT NO. 20220303-0024444
9TH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND IN THE 9TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF WOODRUFF STREET, BOUNDED ON THE EAST BY THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20220303-0024444-R.O.D.C., TN. BOUNDED ON THE SOUTH BY THE REBECCA K. & JAMES A. GAINES PROPERTY AS OF RECORD IN INSTRUMENT NO. 20230920007403S-R.O.D.C., TN. BOUNDED ON THE WEST BY THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20220303-0024444-R.O.D.C., TN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF WOODRUFF STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE BELLSOUTH TELECOMMUNICATIONS, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 20090223015520-R.O.D.C, TN;

THENCE, WITH THE SOUTHERLY MARGIN OF WOODRUFF STREET SOUTH 73 DEGREES 24 MINUTES 02 SECONDS EAST, 50.00' TO THE TRUE POINT OF BEGINNING.

THENCE, CONTINUING WITH SAID MARGIN, SOUTH 73 DEGREES 24 MINUTES 02 SECONDS EAST, 50.00' TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20220303-0024444-R.O.D.C., TN. SOUTH 16 DEGREES 27 MINUTES 56 SECONDS WEST, 300.05' TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE REBECCA K. & JAMES A. GAINES PROPERTY AS OF RECORD IN INSTRUMENT NO. 20230920007403S-R.O.D.C., TN.NORTH 73 DEGREES 24 MINUTES 02 SECONDS WEST, 50.00' TO AN IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE BELLSOUTH TELECOMMUNICATIONS, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 20220303-0024444-R.O.D.C., TN.NORTH 16 DEGREES 27 MINUTES 56 SECONDS EAST, 300.05' TO THE POINT OF BEGINNING.
CONTAINING 15,002 SQUARE FEET OR 0.34 ACRES, MORE OR LESS.

DESCRIPTION - SURVEY PARCEL 243

DEDICATED INVESTMENTS, LLC
109 WOODRUFF STREET
PARCEL ID# 04216024300
INSTRUMENT NO. 20220303-0024444
9TH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND IN THE 9TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF WOODRUFF STREET, BOUNDED ON THE EAST BY THE PROJECT CONNECT, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210902011618348-R.O.D.C, TN. BOUNDED ON THE SOUTH BY THE REBECCA K. & JAMES A. GAINES PROPERTY AS OF RECORD IN INSTRUMENT NO. 20230920007403S-R.O.D.C., TN. AND THE CARRIE C. ELLIS PROPERTY AS OF RECORD IN INSTRUMENT NO. 20090129007500-R.O.D.C., TN. BOUNDED ON THE WEST BY THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20220303-0024444-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF WOODRUFF STREET, SAID POINT BEING THE NORTHEAST CORNER OF THE BELLSOUTH TELECOMMUNICATIONS, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 20090223015520-R.O.D.C, TN;

THENCE, WITH THE SOUTHERLY MARGIN OF WOODRUFF STREET, SOUTH 73 DEGREES 24 MINUTES 02 SECONDS EAST, 100.00' TO THE TRUE POINT OF BEGINNING.

THENCE, CONTINUING WITH SAID MARGIN, SOUTH 73 DEGREES 24 MINUTES 02 SECONDS EAST, 50.00' TO AN IRON PIN SET;

THENCE, PROJECT CONNECT, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210902011618348-R.O.D.C, TN. SOUTH 16 DEGREES 27 MINUTES 56 SECONDS WEST, 200.00' TO AN IRON PIN SET;

THENCE, SOUTH 73 DEGREES 24 MINUTES 02 SECONDS EAST, 22.00' TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20220303-0024444-R.O.D.C., TN.SOUTH 16 DEGREES 27 MINUTES 56 SECONDS WEST, 38.00' TO AN IRON PIN SET;

THENCE, SOUTH 73 DEGREES 24 MINUTES 02 SECONDS EAST, 78.00' TO AN IRON PIN SET IN THE WESTERLY MARGIN OF 15' DUVAL COURT;

THENCE, WITH SAID MARGIN, SOUTH 16 DEGREES 27 MINUTES 56 SECONDS WEST, 62.05' TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE REBECCA K. & JAMES A. GAINES PROPERTY AS OF RECORD IN INSTRUMENT NO. 20230920007403S-R.O.D.C., TN. AND THE CARRIE C. ELLIS PROPERTY AS OF RECORD IN INSTRUMENT NO. 20090129007500-R.O.D.C., TN. NORTH 73 DEGREES 24 MINUTES 02 SECONDS WEST, 150.00' TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20220303-0024444-R.O.D.C., TN. NORTH 16 DEGREES 27 MINUTES 56 SECONDS EAST, 300.05' TO THE POINT OF BEGINNING.

CONTAINING 22,043 SQUARE FEET OR 0.50 ACRES, MORE OR LESS.

DESCRIPTION - SURVEY PARCEL 190

DEDICATED INVESTMENTS, LLC
101 WOODRUFF STREET
PARCEL ID# 04216019000
INSTRUMENT NO. 20220303-0024444
9TH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BEING A PARCEL OF LAND IN THE 9TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY THE PROJECT CONNECT, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210902011618348-R.O.D.C., TN. BOUNDED ON THE EAST BY 15' DUVAL COURT, BOUNDED ON THE SOUTH BY THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20220303-0024444-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE WESTERLY MARGIN OF 15' DUVAL COURT, SAID POINT BEING THE SOUTHEAST CORNER OF THE PROJECT CONNECT, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210902011618348-R.O.D.C., TN. AND BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, WITH THE WESTERLY MARGIN OF DUVAL COURT, SOUTH 16 DEGREES 27 MINUTES 56 SECONDS WEST, 38.00' TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE DEDICATED INVESTMENTS, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 20220303-0024444-R.O.D.C., TN. NORTH 73 DEGREES 24 MINUTES 02 SECONDS WEST, 78.00' TO AN IRON PIN SET;

THENCE, NORTH 16 DEGREES 27 MINUTES 56 SECONDS EAST, 38.00' TO AN IRON PIN SET;

THENCE, A COMMON LINE WITH THE PROJECT CONNECT, INC. PROPERTY AS OF RECORD IN INSTRUMENT NO. 20210902011618348-R.O.D.C., TN. SOUTH 73 DEGREES 24 MINUTES 02 SECONDS EAST, 78.00' TO THE POINT OF BEGINNING.

CONTAINING, 2,964 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

SOUTHERN PRECISION
LAND SURVEYING, INC.
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KINGSTON SPRINGS, TN 37082
(615) 772-5481
Brian McCain, P.L.S. - President
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"WE'LL PUT YOU ON THE MAP"

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ALTA / NSPS LAND TITLE SURVEY
DEDICATED INVESTMENTS, LLC PROPERTY
WOODRUFF STREET
9TH COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 20' DATE: 11/15/24
SHEET 2 OF 2

DRAWN BY: BAM PROJECT NO. 24-3073