Prepared by and return to:
5 Star Title of Tennessee, LLC
1616 Westgate Circle
Brentwood, TN 30727
File No. 2025-1063

State of Tennessee
County of Wilson

The actual consideration or value, whichever is greater, for this transfer is 765,000.00.

Affiant

Subscribed and sworn to before me this 10th day of February, 2025

Notary Public
My Commission Expires: 06-28-25

Karen Johnson Davidson County
Batch# 1236256 DEEDWARR
02/11/2025 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $2,830.50
20250211-0010294

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Landman, LLC 1111 FAIRWAYS LEBANON TN 37087	New Owner	022-00-0-249.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Eatons Creek Resort, LLC, a Tennessee limited liability company

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Landman, LLC, a Tennessee limited liability company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land situated in the 1st Council District of Davidson County, Tennessee, being a portion of the land conveyed by quitclaim deed to E. Wayne Winters, Trustee, from Anita K. Winters, (parcel 236), of record in Instrument Number 20020103-0000817, in the Register's Office for Davidson County (R.O.D.C., TN) and all of the land conveyed to Elston G. Winters and Anita K. Winters, (parcel 10), from J. L. Reeder, of record in Deed Book 2496, Page 45, R.O.D.C., TN and is more particularly described as follows:

Commencing at the intersection of White Creek Pike and Eaton Creek Road, thence in a northwesterly direction approximately 905+1- feet to the an iron rod set on the westerly margin of Eatons Creek Road, at the Tennessee state plane coordinate location of, N:725,053.057, E:1,712,132.931, to a capped iron rod set with a Dale and Associates cap and being the point of herein described land;

thence with the westerly margin of said road, with a curve turning to the left with an arc length of 215.96 feet, with a radius of 477.03 feet, with a chord bearing of S 69°04'29" E, with a chord length of 214.12 feet to an iron rod set;

thence, S 13°50'41" E, passing an "1/2" iron rod found at 9.83 feet on the westerly margin of Eatons Creek Road, being the northern most corner of Gale Lain property of record in instrument number,

20100902-0069887, R.O.D.C.,TN, also being the Revised Gas and Stuff Plat, as shown in Plat Book 6900, Page 94, R.O.D.C.,TN, for a total distance of 65.67 feet to an "1/2" iron rod found;

thence with Lain northerly property line, S 76°05'55" W, a distance of 201.07 feet to a 5/8" iron rod found; thence with Lain westerly property line, S 13°49'50" E, a distance of 198.30 feet to an iron rod set with a Dale and Associates cap at the old property line of parcel 10 & 236;

thence continuing with Lain westerly property line, S 13°49'50" E, passing near an axel found in a fence line at 431.64 feet, being the northwest corner of Ronald and Deborah L. Waller of record in Instrument Number 20170918-0095420, R.O.D.C.,TN, for a total distance of 732.82 feet to an iron rod found as set by Delle Land Surveying, said rod being the north westerly corner of Lot 2 of the Final Plat of 7201 Whites Creek Pike, of record in Instrument Number 20090904-0083420, R.O.D.C.,TN;

thence with the westerly line of lot 2, S 14°07'51" E, a distance of 311.23 feet to an iron rod found as set by Delle Land Surveying, said rod being along the northerly line of lands conveyed to the Metro Government Park Boa rd, of record in Deed Book 7771, Page 19, R.O.D.C.,TN;

thence along the Park's line and along the line of Annette E. Winters & E. Wayne Winters, of record in Instrument Number 20140602-0047320, R.O.D.C., TN, N 82°47'48"W, a distance of 892.56 feet to a 28" stump with remnant fencing at the south east corner of James Y. Butler and Dollie Butler, of record in Deed Book 4520, Page 476, R.O.D.C., TN;

thence with Butler's easterly line, North 05°37'53" East, a distance of 611.02 feet to a wooden fence post at a break in the southerly line of Mauna & Larry Crabtree, of record in Instrument Number 20090413-0032792;

thence with Crabtree's southerly line, North 76°39'59" East, a distance of 315.50 feet to a 'A" crimped iron pipe found;

thence continuing with Crabtree's easterly line, North 11°35'29" West, a distance of 172.04 feet to an iron rod set. with a Dale and Associates cap;

thence leaving the line of Crabtree with the property line of parcel 10 & 236, N 80°12'34" E, a distance of 195.45 feet to an iron rod set with a Dale and Associates cap;

thence leaving the property line between parcels 10 & 236, N 09°47'26" W, a distance of 101.10 feet to an iron rod set with a Dale and Associates cap;

Continuing with the new division line thru parcel 236, for the next 3 calls;
thence, N 76°10'10" E, a distance of 33.58 feet to an iron rod set with a Dale and Associates cap; thence, N 13°49'50" W, a distance of 181.36 feet to an iron rod set with a Dale and Associates cap;
thence, N 30°49'51" E, a distance of 135.34 feet to the point of beginning, having an area of 653459.10 square feet, 15.001 acres of land more or less;

This description was prepared by Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on April 6, 2018 and is based upon previous survey work done under Project Number 17085.

Being the same property conveyed to The Meadow Village and Venue, Inc. by Warranty deed from E. Wayne Winters, Trustee of the Anita K. Winters Irrevocable Trust Agreement of record in Instrument No. 20180425-0038829 Register's Office for Davidson County, Tennessee, dated April 18, 2018 and recorded on April 25, 2018.

Being the same property conveyed to The Meadow Village and Venue, Inc. by E. Wayne Winters and Annette E. Winters dated June 29, 2023 and recorded July 7, 2023 in Instrument No. 20230707-0052150, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Eatons Creek Resort, LLC, a limited liability company by Warranty Deed from The Meadow Village and Venue, Inc., a Tennessee corporation dated July 18, 2023 and recorded July 18, 2023 in Instrument NO. 20230718-0055162, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is ____ improved ✓ unimproved property and the address of the herein described property is believed to be 0 Eatons Creek, Joelton, TN 37080, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hands this 10th day of February, 2025.

Eatons Creek Resort, LLC, a Tennessee limited liability company

By: _____
James Brandenburg, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for the county and state, the within named James Brandenburg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Member of Eatons Creek Resort, LL, a Tennessee limited liabilty company and that he is authorized by Eatons Creek Resort LLC to execute this instrument on its behalf

Witness my hand and seal, at office in Franklin, Tennessee, this 10th day of February, 2025.

_____
Notary Signature

Printed Name: Kimbra Spann

My commission expires:1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 11, 2025.

Affiant Signature

February 11, 2025

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 11th day of February, 2025.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

