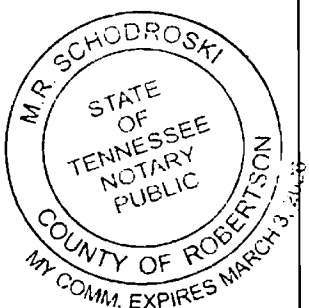
WARRANTY DEED



Karen Johnson Davidson County
Batch# 1239520 DEEDWARR
02/21/2025 09:56:30 AM 5 pgs
Fees: $28.00 Taxes: $4,765.60
20250221-0012871

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,288,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF February, 2025

M.R. Schodroski
Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rochford Realty & Construction Company, Inc.	New Owner	
(NAME) 2200 Abbott Martin Rd.	(NAME)	Part of 169-00-0-069.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **NATCHEZ ASSOCIATES, L.P., A TENNESSEE LIMITED PARTNERSIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROCHFORD REALTY AND CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

Being part of the property conveyed to Natchez Associates, L.P., a Tennessee Limited Partnership from W.E. Stephens, Jr., of record in Book 11273, Page 174, in the Register's Office for Davidson County, TN recorded on December 30, 1998. Deed of Correction of record in Book 11736 page 448, in the Register's Office for Davidson County, TN recorded on November 9, 1999.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved X
This is improved property, known as 441 Union Bridge Rd., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors 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 hand this 13 day of February, 2025.

NATCHEZ ASSOCIATES, L.P., A TENNESSEE LIMITED PARTNERSHIP

BY: NATCHEZ ASSOCIATES, LLC, GENERAL PARTNER OF NATCHEZ ASSOCIATES, L.P.

BY: _____

NEIKA STEPHENS, ADMINISTRATIVE MANAGER OF NATCHEZ ASSOCIATES, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Neika Stephens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Administrative Manager of Natchez Associates, LLC, General partner of Natchez Associates, L.P., the within named bargainor, a Tennessee limited partnership, and that she as such Administrative Manager of Natchez Associates, LLC, General partner of Natchez Associates, L.P., executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by herself as Administrative Manager of Natchez Associates, LLC, General partner of Natchez Associates, L.P.

Witness my hand and official seal this 1 day of February, 2025.

Commission expires: 3/3/25

_____
Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION
FOR A PORTION OF MAP 169 PARCEL 69
NATCHEZ ASSOCIATES, L.P.
DB-00011736 0000448
REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY REMAINING PORTION OF NATCHEZ ASSOCIATES, L.P. AS OF RECORD IN DB-00011736 0000448 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (R.O.D.C.TN) AND THE SOUTHERN MARGIN OF MERIWETHER ROAD (PUBLIC RIGHT OF WAY) AS SHOWN ON STEPHENS VALLEY ROUNDABOUT FINAL PLAT OF RECORD IN PL-20231109 0087702 R.O.D.C.TN; BOUNDED ON THE EAST BY THE REMAINING PORTION OF NATCHEZ ASSOCIATES, L.P. AS OF RECORD IN DB-00011736 0000448 R.O.D.C.TN; BOUNDED ON THE SOUTH BY STEPHENS VALLEY SECTION ONE, PHASE 1A AS OF RECORD IN PLAT BOOK 67, PAGE 138 OF THE REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE AND BY ROCHFORD REALTY AND CONSTRUCTION CO, INC AS OF RECORD IN DEED BOOK 7363, PAGE 520 OF THE REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE; BOUNDED ON THE WEST BY THE EASTERN MARGIN OF PASQUO ROAD (VARYING PUBLIC RIGHT OF WAY) AS SHOWN ON THE AFOREMENTIONED STEPHENS VALLEY ROUNDABOUT FINAL PLAT AND IS MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE SOUTHEAST CORNER OF THE CURRENT DEDICATED RIGHT OF WAY OF MERIWETHER ROAD, SAID CORNER BEING A POINT ALONG THE NORTHERN BOUNDARY OF THE HEREIN DESCRIBED TRACT AND HAVING A TENNESSEE STATE PLANE COORDINATE NORTH: 619,322.76 FEET EAST: 1,682,534.75 FEET (NAD 83) 2011, U.S. SURVEY FEET;

THENCE, WITH THE EASTERN MARGIN OF MERIWETHER ROAD, THE FOLLOWING TWO CALLS:

1. N 37°18'56" W, FOR A DISTANCE OF 53.15 FEET TO A POINT;
2. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 38.20 FEET, A DELTA ANGLE OF 43° 46' 07", A CHORD BEARING OF N 15°25'55" W, AND A CHORD DISTANCE OF 37.27 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, CREATING A NEW SEVERANCE LINE WITH THE REMAINING PORTION OF NATCHEZ ASSOCIATES, L.P., THE FOLLOWING CALLS:

1. S 35°06'27" E, FOR A DISTANCE OF 24.22 FEET TO A POINT;
2. S 23°47'52" E, FOR A DISTANCE OF 10.10 FEET TO A POINT;
3. S 35°05'21" E, FOR A DISTANCE OF 59.63 FEET TO A POINT;
4. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 929.00 FEET, AN ARC LENGTH OF 15.22 FEET, A DELTA ANGLE OF 00° 56' 20", A CHORD BEARING OF S 37°8'33" E, AND A CHORD DISTANCE OF 15.22 FEET TO A POINT;
5. S 37°22'40" E, FOR A DISTANCE OF 151.77 FEET TO A POINT;
6. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 7.85 FEET, A DELTA ANGLE OF 89° 56' 15", A CHORD BEARING OF S 82°20'46" E, AND A CHORD DISTANCE OF 7.07 FEET TO A POINT;
7. N 52°41'06" E, FOR A DISTANCE OF 5.08 FEET TO A POINT;
8. S 37°18'54" E, FOR A DISTANCE OF 59.00 FEET TO A POINT;
9. S 52°41'03" W, FOR A DISTANCE OF 5.01 FEET TO A POINT;

10. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 7.86 FEET, A DELTA ANGLE OF 90° 03' 45", A CHORD BEARING OF S 07°39'14" W, AND A CHORD DISTANCE OF 7.08 FEET TO A POINT;
11. S 37°22'43" E, FOR A DISTANCE OF 50.71 FEET TO A POINT;
12. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 121.50 FEET, AN ARC LENGTH OF 58.45 FEET, A DELTA ANGLE OF 27° 33' 49", A CHORD BEARING OF S 23°35'44" E, AND A CHORD DISTANCE OF 57.89 FEET TO A POINT;
13. S 09°48'49" E, FOR A DISTANCE OF 113.17 FEET TO A POINT;
14. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 40.82 FEET, AN ARC LENGTH OF 21.34 FEET, A DELTA ANGLE OF 29° 56' 54", A CHORD BEARING OF S 24°56'34" E, AND A CHORD DISTANCE OF 21.10 FEET TO A POINT;
15. N 52°29'09" E, FOR A DISTANCE OF 33.66 FEET TO A POINT;
16. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 92.12 FEET, AN ARC LENGTH OF 141.97 FEET, A DELTA ANGLE OF 88° 17' 42", A CHORD BEARING OF S 82°58'26" E, AND A CHORD DISTANCE OF 128.33 FEET TO A POINT;
17. S 38°24'08" E, FOR A DISTANCE OF 48.42 FEET TO A POINT;
18. S 37°17'01" E, FOR A DISTANCE OF 2.56 FEET TO A POINT, SAID POINT BEING ALONG THE NORTHERN MARGIN OF STEPHENS VALLEY SECTION ONE, PHASE 1A, SAID POINT BEING ALSO ALONG THE COUNTY LINE OF DAVIDSON AND WILLIAMSON COUNTY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, ALONG THE COUNTY LINE, S 53°13'19" W, FOR A DISTANCE OF 965.83 FEET TO A POINT ALONG THE EAST MARGIN OF PASQUO ROAD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, ALONG THE EASTERN MARGIN OF PASQUO ROAD, THE FOLLOWING CALLS:

1. N 07°14'02" E, FOR A DISTANCE OF 548.39 FEET TO A POINT;
2. S 82°41'29" E, FOR A DISTANCE OF 19.38 FEET TO A POINT;
3. N 03°01'28" E, FOR A DISTANCE OF 63.18 FEET TO A POINT;
4. N 82°41'29" W, FOR A DISTANCE OF 14.54 FEET TO A POINT;
5. N 07°00'09" E, FOR A DISTANCE OF 23.99 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, CREATING A NEW SEVERANCE LINE WITH THE REMAINING PORTION OF NATCHEZ ASSOCIATES, L.P., THE FOLLOWING CALLS:

1. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 43.59 FEET, A DELTA ANGLE OF 99° 53' 54", A CHORD BEARING OF S 77°21'60" E, AND A CHORD DISTANCE OF 38.27 FEET TO A POINT;
2. N 52°41'06" E, FOR A DISTANCE OF 371.37 FEET TO A POINT;
3. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 7.86 FEET, A DELTA ANGLE OF 90° 03' 45", A CHORD BEARING OF N 07°39'14" E, AND A CHORD DISTANCE OF 7.08 FEET TO A POINT;
4. N 37°22'40" W, FOR A DISTANCE OF 160.51 FEET TO A POINT;
5. N 37°22'38" W, FOR A DISTANCE OF 10.97 FEET TO A POINT ALONG THE SOUTHERN MARGIN OF MERIWETHER ROAD;

THENCE, N 51°14'50" E, FOR A DISTANCE OF 54.80 FEET TO THE POINT OF BEGINNING, CONTAINING 313,223 SQUARE FEET OR 7.19 ACRES, MORE OR LESS.

Tennessee Certification of Electronic Document

I, Laura FRIEL, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Laura Friel
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Joseph White, a notary public for this county and
Notary's Name

state, Laura Friel, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 4/27/2025

NOTARY'S SEAL

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
April 27, 2025
COUNTY OF WILLIAMSON