Karen Johnson Davidson County
Batch# 1240252 DEEDWARRSP
02/24/2025 12:42:30 PM 17 pgs
Fees: $87.00 Taxes: $0.00
20250224-0013519

THIS INSTRUMENT PREPARED BY:

Brian P. Rosander, Attorney
Parsons Behle and Latimer
201 South Main Street, Suite 1800
Salt Lake City, Utah 84111

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 21st day of February, 2025.

Notary Public

My Commission Expires: 2-24-2025

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address Owner As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dyno Nobel Inc. 6440 South Millrock Drive, Suite 150 Salt Lake City, Utah 84121	Dyno Nobel Inc. 6440 South Millcreek Drive, Suite 150 Salt Lake City, Utah 84121	060-00-0-044.00, 060-00-0-047.00, 060-15-0-004.00, 060-15-0-004.01, and 060-15-0-019.00.

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED is being recorded in connection with that certain Special Warranty Deed, dated December 29, 2020, and recorded on December 31, 2020, as Instrument Number 20201231-0155265 in the Register's Office for Davidson County, State of Tennessee ("Original Deed"), which recorded version of the Original Deed, by inadvertence and mutual mistake, contained an error in the legal description of the real property referenced therein.

WHEREAS, by the Original Deed, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, which has been previously paid, **PHILLIP ROBINSON, SHERYL ROBINSON THOMPSON, AMY ROBINSON SPARKS, PATRICIA ROBINSON WELLS, AND DAWN ROBINSON FULLER** (collectively, referred to as the "Grantors"), conveyed certain real property of land located in Davidson County, State of Tennessee, to **DYNO NOBEL INC.**, a Delaware corporation, having an address of 6440 South Millrock Drive, Suite 150, Salt Lake City, Utah 84121 (referred to as the "Grantee").

WHEREAS, by inadvertence and mutual mistake, the Original Deed was incomplete and contained an error in the legal description of the real property intended to be conveyed by Grantors to Grantee. The original erroneous legal description in the Original Deed is attached hereto as Exhibit "A".

WHEREAS, the legal description in the Original Deed was incomplete and did not contain all of the real property applicable to, contained within, and constituting a part of Parcel Number 060-15-0-004.01, which was intended to be conveyed by Grantors to Grantee.

WHEREAS, the Grantors and Grantee have agreed to correct said error by the recording of this Corrective Special Warranty Deed.

NOW THERFORE, the Grantors, for the purpose of correcting said error, inadvertence, and mutual mistake, and in consideration of the sum of Ten Dollars and No/100 ($10.00) and other good and valuable consideration, previously paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell, transfer, and convey unto Grantee, and its heirs, successors, and assigns, any and all interest in those tracts and parcels of land located in Davidson County, State of Tennessee, as more particularly described as follows (the "Property"):

See Exhibit "B" attached to this Corrective Special Warranty Deed and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all of the privileges, appurtenances, estate, title, and interests thereto belonging to the Grantee, and its heirs, successors, and assigns, in fee simple forever; and Grantors do by way of this Corrective Special Warranty Deed hereby re-affirm, re-state, and ratify all of the covenants, warranties, stipulations, and other assurances made and provided to Grantee in the Original Deed (as is now hereby corrected by this Corrective Special Warranty Deed as to the legal description of the Property) and Grantors further covenant and bind themselves, and their heirs and assigns, to warrant and forever defend title to the Property to Grantee, and its heirs, successors, and assigns, against the lawful claims of all persons whomsoever, arising by, through, or under Grantors, but not further or otherwise.

[Intentionally Blank – Signature Pages and Acknowledgements to Follow]

IN WITNESS WHEREOF, Phillip Robinson, as one of the Grantors, has caused this Corrective Special Warranty Deed to be executed on this 10 day of February, 2025.

GRANTORS:

PHILLIP ROBINSON,
an individual

By:
Print Name: Phillip Robinson

ACKNOWLEDGMENT

STATE OF TENNESSEE)

: ss.

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Robinson, one of the within named Grantors, with whom I am personally acquainted, and who acknowledged that he or she executed this Corrective Special Warranty Deed for the purposes therein contained.

WITNESS my hand, at office, this 10 day of February, 2025.

BETHANY PEERY GLANDORF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bethany Peery Glandorf

Notary Public

My Commission Expires: 07/06/2026

IN WITNESS WHEREOF, Sheryl Robinson Thompson, as one of the Grantors, has caused this Corrective Special Warranty Deed to be executed on this ____ day of _____, 2025.

GRANTORS:

SHERYL ROBINSON THOMPSON,
an individual

Sheryl Robinson Thompson

By:
Print Name: Sheryl Robinson Thompson

ACKNOWLEDGMENT

STATE OF TENNESSEE)
: ss.
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheryl Robinson Thompson, one of the within named Grantors, with whom I am personally acquainted, and who acknowledged that he or she executed this Corrective Special Warranty Deed for the purposes therein contained.

WITNESS my hand, at office, this 6th day of February, 2025.

JOY FARMER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires March 1, 2025

Joy Farmer

Notary Public

My Commission Expires: March 1, 2025

4906-8858-2676.v3

IN WITNESS WHEREOF, Amy Robinson Sparks, as one of the Grantors, has caused this Corrective Special Warranty Deed to be executed on this 17th day of February, 2025.

GRANTORS:

AMY ROBINSON SPARKS,
an individual

By: Amy Robinson Sparks
Print Name: Amy Robinson Sparks
Amy Robinson Sparks

ACKNOWLEDGMENT

STATE OF TENNESSEE)
: ss.
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Robinson Sparks, one of the within named Grantors, with whom I am personally acquainted, and who acknowledged that he or she executed this Corrective Special Warranty Deed for the purposes therein contained.

WITNESS my hand, at office, this 17th day of February, 2025.

Notary Public

My Commission Expires: 09-07-26

IN WITNESS WHEREOF, Patricia Robinson Wells, as one of the Grantors, has caused this Corrective Special Warranty Deed to be executed on this 17th day of February, 2025.

GRANTORS:

PATRICIA ROBINSON WELLS,
an individual
Patricia Robinson Wells

By:
Print Name: Patricia Robinson Wells
Patricia Robinson Wells

ACKNOWLEDGMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Robinson Wells, one of the within named Grantors, with whom I am personally acquainted, and who acknowledged that he or she executed this Corrective Special Warranty Deed for the purposes therein contained.

WITNESS my hand, at office, this 11 day of FEBRUARY, 2025.

Tyler Henry
Notary Public

TYLER HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 3, 2027
My Commission Expires: _____

4906-8858-2676.v3

IN WITNESS WHEREOF, Dawn Robinson Fuller, as one of the Grantors, has caused this Corrective Special Warranty Deed to be executed on this 13th day of February, 2025.

GRANTORS:

DAWN ROBINSON FULLER,
an individual

Dawn Robinson Fuller

By:
Print Name: Dawn Robinson Fuller

DAWN ROBINSON FULLER

ACKNOWLEDGMENT

STATE OF TENNESSEE)
: ss.
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dawn Robinson Fuller, one of the within named Grantors, with whom I am personally acquainted, and who acknowledged that he or she executed this Corrective Special Warranty Deed for the purposes therein contained.

WITNESS my hand, at office, this 13th day of February, 2025.

D. SCOTT PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

my commission expires May 3, 2025

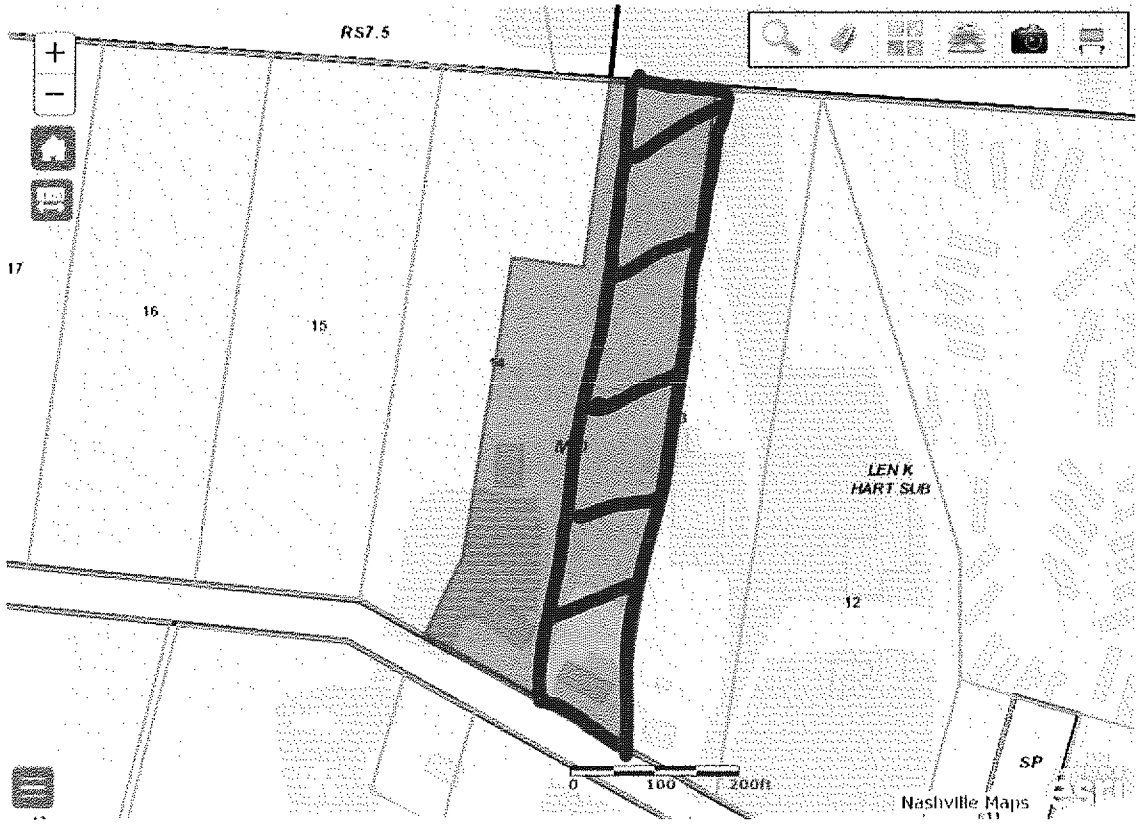
Notary Public

20250224001351?

During a recent title review of the property that Dyno Nobel acquired from the Robinson family in 2020 (as part of its acquisition of Hermitage Explosives), it was discovered that a portion of the property intended to be conveyed to Dyno Nobel was not included in the Special Warranty Deed, dated December 29, 2020, and recorded on December 31, 2020, as Instrument Number 20201231-0155265 in the Register's Office for Davidson County, State of Tennessee. The real property that was omitted is generally described as the Westerly Portion of Lot 13 of the Subdivision Map of the Len K. Hart Property, more particularly described as follows:

> *Land in Davidson County, Tennessee, being the westerly part of Lot No. 13 on the Map of Len K. Hart Property, of record in Book 421, Page 16, of the Register's Office for Davidson County, Tennessee.*
>
> *Said part of Lot No. 13 fronts 134.5 feet on the northerly side of Lemuel Road and runs back 727.5 feet on the westerly line and 781 feet, more or less on the easterly line, to a line in the rear, which measures 125.0 feet.*

The acreage of the Westerly Portion of Lot 13 is estimated to be around 2.16 acres. A screenshot pulled from the Davidson County parcel viewer (GIS) website is shown below, with the Westerly Portion of Lot 13 in question being highlighted in blue.



Below is an aerial photograph of Lot 13, taken March 17, 2024:



Based on information and recommendations from the title company, the following individuals would need to sign a correction to the original Special Warranty Deed in order to convey this property to Dyno Nobel:

Phillip Robinson
Sheryl Robinson Thompson
Amy Robinson Sparks
Patricia Robinson Wells
Dawn Robinson Fuller

The title company has approved a form of Corrective Special Warranty Deed, which would need to be signed by the above individuals in order to correct this issue. Once this document is signed and recorded, the property described above (the legal description for which is included as Tract 6 in Exhibit B of the Corrective Special Warranty Deed) will be deemed to have been included as part of the original Special Warranty Deed.

EXHIBIT "A"
TO
CORRECTIVE SPECIAL WARRANTY DEED

THE ERRONEOUS LEGAL DESCRIPTION IN THE ORIGINAL DEED

Tract 1

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Division of the Lands of Claiborne Y. Hooper, deceased, as of record in Minute Book "A", page 693, and Minute Book "C", page 400, of the Chancery Court at Nashville, described according to a survey made July 3, 1939, as follows:

Beginning at a point in the center of the old Dickerson Road, 190 feet northerly from the intersection of the continuation of the northerly margin of a lane and the center line of said old Dickerson Road; thence North 15 degrees East, with the center of said old Dickerson Road, 400 feet to a stake; thence North 88 degrees 31' West 2305 feet to a point in the westerly line of a stone wall; thence South 1-1/4 degrees West, with said stone wall, 400 feet to a point; thence South 88 degrees 31' East 2200 feet to the point of beginning, containing 22 acres, more or less.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof conveyed by Mrs. Sadie Ella Markle and husband, H. E. Markle, to Henry E. Gentry and wife, Hazel Gentry, by deed of record in Book 1392, page 207, Register's Office for said County, said tract being described therein according to a survey made June 26, 1946, by Z. J. Wilkerson, Surveyor, as follows:

Beginning at a point in the westerly margin of Dickerson Road or Pike as now widened and located, at the northeast corner of the property of Burnett Morris, said point being approximately 190 feet north from intersection of the continuation of the north margin of a lane and said Pike; thence along the margin of said Pike, North 12 degrees 15' East 370 feet more or less to the south margin of a new 30-foot roadway lying along the north line of this property and along the south line of the Vaughan property, said roadway being established by this survey; thence along the south margin of the roadway North 89 degrees 45' West 420 feet to a stake; thence South 9 degrees 15' West 364.8 feet to a stake in a fence line, being Burnett Morris' north line; thence with said fence South 89 degrees 30' East 400 feet to the point of beginning, containing 3.38 acres exclusive of any part of the land within the bounds of Dickerson Pike.

Being the same property conveyed to Phillip Robinson, Trustee of the Charles Robb Robinson Living Trust with Marital Deduction by deed from Donald R. Shaw, dated February 22, 2007, of record in Instrument No. 20070301-0025577, said Register's Office.

Also, being the same property conveyed to Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson Fuller by deed from Phillip Robinson, Trustee of the Charles Robb Robinson Living Trust, of record in Instrument No. 20100211-0010921, dated February 3, 2010, said Register's Office.

ALSO INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof described in the deed of record as Instrument No. 20171023-0108207, said Register's Office.

Tract 2

Land in Davidson County, Tennessee, described as follows, to wit:

Being in the Fourth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being part of Lot No. 1 on the plan of the Division of the Clairborne Y. Hooper Lands, of record in Minute Book "A", Page 693, and in Minute Book "C", Page 400, of the Chancery Court at Nashville, and described as follows:

BEGINNING at the intersection of the north margin of a 10 foot lane as shown on the Plan of a Subdivision of the Len K. Hart Property of record in Book 421, page 16 in the Register's Office of Davidson County, Tennessee, and the west line of Lot 17 in said Plan of a Subdivision of the Len K. Hart Property, point also being in a rock wall fence; thence North 05 degrees 02 minutes 10 seconds East (basis of bearings Tennessee State Plane NAD 83) along said rock wall fence a distance of 183.30 feet; thence South 85 degrees 32 minutes 52 seconds East a distance of 785.50 feet to the northwest corner of a tract of land as described in Instrument No. 20020108-0003043 in said Register's Office; thence South 04 degrees 24 minutes 49 seconds West along the west line of said tract a distance of 182.76 feet to the southwest corner thereof; point also being on the north margin of the aforementioned 10 foot lane; thence North 85 degrees 35 minutes 11 seconds West along said north margin a distance of 787.50 feet to the Point of Beginning, containing 3.30 acres more or less.

Being the same property conveyed to Hermitage Explosives Corporation, Inc. by deed from Stadium Properties Company, LTD., dated September 19, 2006, of record in Instrument No. 20060922-0117617, said Register's Office.

Also, being the same property conveyed to Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson, each as to an undivided one-fifth (1/5) interest by deed from Hermitage Explosives Corporation, a Tennessee corporation, incorrectly referred to as Hermitage Explosives Corporation, Inc., dated January 19, 2018, of record in Instrument No. 20180126-0008329, said Register's Office.

Tract 3

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of the Len K. Hart Property, as of record in Book 421, Page 16, Register's Office for said County, described as follows:

BEGINNING in the north margin of Lemuel Road at the common corner of Lots No. 14 and 15 thence north along the line of said lots, 636 feet to the south margin of a 10 foot lane; thence east with said lane, 200 feet to the corner of Lots Nos. 13 and 14; thence south along the line of said lots, 224.4 feet to the northeast corner of part of Lot No. 14 conveyed to C. B. Pettus and wife by deed of record in Book 3277, page 69, Register's Office for said County; thence with the north line of Pettus' lot, North 89 deg. 30 min. west 85 feet to an iron pin; thence along the west line of Pettus' lot, South 2 deg. West

358.8 feet to a railroad spike; thence South 23 deg. 40 min. West 100 feet to an iron pin the north margin of Lemuel Road; thence west with said Road 86 feet more or less to the beginning.

Being the same property conveyed to Hermitage Explosive Corporation by deed from Martha Taylor Adcock and husband, James R. Adcock, dated June 10, 1975, of record in Book 4922, Page 177, said Register's Office.

Also, being the same property conveyed to Daniel C. Robinson and Charles R. Robinson by deed from Hermitage Explosives Corporation, dated March 29, 1977, of record in Book 5130, Page 92, said Register's Office.

Also, being the same property conveyed to Charles R. Robinson by deed from Daniel C. Robinson and wife, Mildred Stockdale Robinson, dated February 15, 1995, of record in Book 9603, Page 589, said Register's Office.

Charles R. Robinson aka Charles Robb Robinson died testate, on or about, November 9, 2006. Pursuant to the terms of his will of record in Probate File 06P-1920 in the Probate Office for Davidson County, Tennessee, Phillip Robinson was appointed as Executor with power of sale.

Also, being the same property conveyed to Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson Fuller by deed from Phillip Robinson, Executor of the Estate of Charles Robb Robinson, dated November 16, 2009, of record in Instrument No. 20091117-0105996, said Register's Office.

Tract 4

Land in Davidson County, Tennessee, being the southeast part of Lot No. 14 on the Map of the Len K. Hart Property, as of record in Book 421, page 16, Register's Office for said County, and described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated August 6, 1961, as follows: BEGINNING at an iron pin set in concrete in the north margin of Lemuel Road at the corner of Lots 13 and 14; thence with the line between said two lots, N 2° E 503.1 feet to an iron pin, thence N 89° 30' W 85 feet to an iron pin; thence S 2° W 358.8 feet to a railroad spike; thence S 23° 40' W 100 feet to an iron pin in the north margin of Lemuel Road; thence with the margin of the same S 65° E 130 feet to the point of beginning.

Being the same property conveyed to Daniel C. Robinson and Charles R. Robinson by deed from Jo Carolyn Pettus Lee, Executrix of the Estate of Martha Ann Rhodes Pettus; Jo Carolyn Pettus Lee and husband, Allan Reese Lee and Cyrus Benton Pettus, III and wife, Winifred Gail Pettus, dated April 6, 1984, of record in Book 6267, Page 757, said Register's Office.

Also, being the same property conveyed to Charles R. Robinson and wife, Sarah D. Robinson by deed from Daniel C. Robinson, dated March 7, 1986, of record in Book 6801, Page 273, said Register's Office.

Charles C. Robinson died on or about, November 9, 2006 leaving Sarah D. Robinson the surviving tenant by the entirety.

Sarah D. Robinson subsequently died intestate, on or about, November 24, 2007 leaving Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson Fuller as her only heirs at law.

For further reference see Affidavit of Heirship of record in Instrument No. 20091117-0105995 and Instrument No. 20120224-0016395, said Register's Office.

Tract 5

LAND in Davidson County, Tennessee, being part of Lot No. 40 in Jones and Hart Subdivision on the west side of Dickerson Turnpike, a plan of which is of record in Plat Book 332, page 43, of the Register's Office for Davidson County, Tennessee, is described according to a survey made by Wm. C. Parrish, Associates, Civil Engineers, dated March 3, 1960 as follows:

BEGINNING at an iron stake in the southerly margin of Lemuel Road, the same being a common corner of Lots 39 and 40; thence South 11 degrees 40' West 291.87 feet to an iron stake; thence North 78 degrees 20' West 360.38 feet to an iron stake; thence North 11 degrees 40' East, 295 feet to an iron stake in the southerly margin of Lemuel Road; thence South 88 degrees 58' East with said margin of said Road 194 feet to an angle in stone wall; thence continuing with said margin of said road South 65 degrees 30' East 180.35 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that tract of land conveyed to Wilburn Bass Tinnin, Jr., by Warranty Deed from Robert B. Brown, Jr., and wife, Emma L. Brown, of record in Book 4311, page 698, described as follows:

BEGINNING at an iron stake in the southerly margin of Lemuel Road, the same being a common corner of Lots Nos. 39 and 40; thence South 11 degrees 40' West 150 feet to an iron stake; thence North 67 degrees 30' West 95 feet to an iron stake; thence North 11 degrees 40' East 150 feet to a point in the southerly margin of Lemuel Road; thence South 65 degrees 30' East 95 feet to the point of beginning.

Being the same property conveyed to Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson, each as to a one-fifth (1/5) undivided interest by deed from Michael D. Hitchcock, dated October 27, 2017, of record in Instrument No. 20171030-0110757, said Register's Office.

EXHIBIT "B"
TO
CORRECTIVE SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

The real property referenced in the foregoing Corrective Special Warranty Deed as the "Property" is located in the City of Nashville, County of Davidson, State of Tennessee and is more particularly described as follows:

Tract 1

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Division of the Lands of Claiborne Y. Hooper, deceased, as of record in Minute Book "A", page 693, and Minute Book "C", page 400, of the Chancery Court at Nashville, described according to a survey made July 3, 1939, as follows:

Beginning at a point in the center of the old Dickerson Road, 190 feet northerly from the intersection of the continuation of the northerly margin of a lane and the center line of said old Dickerson Road; thence North 15 degrees East, with the center of said old Dickerson Road, 400 feet to a stake; thence North 88 degrees 31' West 2305 feet to a point in the westerly line of a stone wall; thence South 1-1/4 degrees West, with said stone wall, 400 feet to a point; thence South 88 degrees 31' East 2200 feet to the point of beginning, containing 22 acres, more or less.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof conveyed by Mrs. Sadie Ella Markle and husband, H. E. Markle, to Henry E. Gentry and wife, Hazel Gentry, by deed of record in Book 1392, page 207, Register's Office for said County, said tract being described therein according to a survey made June 26, 1946, by Z. J. Wilkerson, Surveyor, as follows:

Beginning at a point in the westerly margin of Dickerson Road or Pike as now widened and located, at the northeast corner of the property of Burnett Morris, said point being approximately 190 feet north from intersection of the continuation of the north margin of a lane and said Pike; thence along the margin of said Pike, North 12 degrees 15' East 370 feet more or less to the south margin of a new 30-foot roadway lying along the north line of this property and along the south line of the Vaughan property, said roadway being established by this survey; thence along the south margin of the roadway North 89 degrees 45' West 420 feet to a stake; thence South 9 degrees 15' West 364.8 feet to a stake in a fence line, being Burnett Morris' north line; thence with said fence South 89 degrees 30' East 400 feet to the point of beginning, containing 3.38 acres exclusive of any part of the land within the bounds of Dickerson Pike.

Being the same property conveyed to Phillip Robinson, Trustee of the Charles Robb Robinson Living Trust with Marital Deduction by deed from Donald R. Shaw, dated February 22, 2007, of record in Instrument No. 20070301-0025577, said Register's Office.

Also, being the same property conveyed to Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson Fuller by deed from Phillip Robinson, Trustee of the Charles Robb Robinson Living Trust, of record in Instrument No. 20100211-0010921, dated February 3, 2010, said Register's Office.

ALSO INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM is that portion thereof described in the deed of record as Instrument No. 20171023-0108207, said Register's Office.

Tract 2

Land in Davidson County, Tennessee, described as follows, to wit:

Being in the Fourth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being part of Lot No. 1 on the plan of the Division of the Clairborne Y. Hooper Lands, of record in Minute Book "A", Page 693, and in Minute Book "C", Page 400, of the Chancery Court at Nashville, and described as follows:

BEGINNING at the intersection of the north margin of a 10 foot lane as shown on the Plan of a Subdivision of the Len K. Hart Property of record in Book 421, page 16 in the Register's Office of Davidson County, Tennessee, and the west line of Lot 17 in said Plan of a Subdivision of the Len K. Hart Property, point also being in a rock wall fence; thence North 05 degrees 02 minutes 10 seconds East (basis of bearings Tennessee State Plane NAD 83) along said rock wall fence a distance of 183.30 feet; thence South 85 degrees 32 minutes 52 seconds East a distance of 785.50 feet to the northwest corner of a tract of land as described in Instrument No. 20020108-0003043 in said Register's Office; thence South 04 degrees 24 minutes 49 seconds West along the west line of said tract a distance of 182.76 feet to the southwest corner thereof; point also being on the north margin of the aforementioned 10 foot lane; thence North 85 degrees 35 minutes 11 seconds West along said north margin a distance of 787.50 feet to the Point of Beginning, containing 3.30 acres more or less.

Being the same property conveyed to Hermitage Explosives Corporation, Inc. by deed from Stadium Properties Company, LTD., dated September 19, 2006, of record in Instrument No. 20060922-0117617, said Register's Office.

Also, being the same property conveyed to Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson, each as to an undivided one-fifth (1/5) interest by deed from Hermitage Explosives Corporation, a Tennessee corporation, incorrectly referred to as Hermitage Explosives Corporation, Inc., dated January 19, 2018, of record in Instrument No. 20180126-0008329, said Register's Office.

Tract 3

Land in Davidson County, Tennessee, being part of Lot No. 14 on the Plan of the Len K. Hart Property, as of record in Book 421, Page 16, Register's Office for said County, described as follows:

BEGINNING in the north margin of Lemuel Road at the common corner of Lots No. 14 and 15 thence north along the line of said lots, 636 feet to the south margin of a 10 foot lane; thence east with said lane, 200 feet to the corner of Lots Nos. 13 and 14; thence south along the line of said lots, 224.4 feet

to the northeast corner of part of Lot No. 14 conveyed to C. B. Pettus and wife by deed of record in Book 3277, page 69, Register's Office for said County; thence with the north line of Pettus' lot, North 89 deg. 30 min. west 85 feet to an iron pin; thence along the west line of Pettus' lot, South 2 deg. West 358.8 feet to a railroad spike; thence South 23 deg. 40 min. West 100 feet to an iron pin the north margin of Lemuel Road; thence west with said Road 86 feet more or less to the beginning.

Being the same property conveyed to Hermitage Explosive Corporation by deed from Martha Taylor Adcock and husband, James R. Adcock, dated June 10, 1975, of record in Book 4922, Page 177, said Register's Office.

Also, being the same property conveyed to Daniel C. Robinson and Charles R. Robinson by deed from Hermitage Explosives Corporation, dated March 29, 1977, of record in Book 5130, Page 92, said Register's Office.

Also, being the same property conveyed to Charles R. Robinson by deed from Daniel C. Robinson and wife, Mildred Stockdale Robinson, dated February 15, 1995, of record in Book 9603, Page 589, said Register's Office.

Charles R. Robinson aka Charles Robb Robinson died testate, on or about, November 9, 2006. Pursuant to the terms of his will of record in Probate File 06P-1920 in the Probate Office for Davidson County, Tennessee, Phillip Robinson was appointed as Executor with power of sale.

Also, being the same property conveyed to Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson Fuller by deed from Phillip Robinson, Executor of the Estate of Charles Robb Robinson, dated November 16, 2009, of record in Instrument No. 20091117-0105996, said Register's Office.

Tract 4

Land in Davidson County, Tennessee, being the southeast part of Lot No. 14 on the Map of the Len K. Hart Property, as of record in Book 421, page 16, Register's Office for said County, and described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated August 6, 1961, as follows: BEGINNING at an iron pin set in concrete in the north margin of Lemuel Road at the corner of Lots 13 and 14; thence with the line between said two lots, N 2° E 503.1 feet to an iron pin, thence N 89° 30' W 85 feet to an iron pin; thence S 2° W 358.8 feet to a railroad spike; thence S 23° 40' W 100 feet to an iron pin in the north margin of Lemuel Road; thence with the margin of the same S 65° E 130 feet to the point of beginning.

Being the same property conveyed to Daniel C. Robinson and Charles R. Robinson by deed from Jo Carolyn Pettus Lee, Executrix of the Estate of Martha Ann Rhodes Pettus; Jo Carolyn Pettus Lee and husband, Allan Reese Lee and Cyrus Benton Pettus, III and wife, Winifred Gail Pettus, dated April 6, 1984, of record in Book 6267, Page 757, said Register's Office.

Also, being the same property conveyed to Charles R. Robinson and wife, Sarah D. Robinson by deed from Daniel C. Robinson, dated March 7, 1986, of record in Book 6801, Page 273, said Register's Office.

Charles C. Robinson died on or about, November 9, 2006 leaving Sarah D. Robinson the surviving tenant by the entirety.

Sarah D. Robinson subsequently died intestate, on or about, November 24, 2007 leaving Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson Fuller as her only heirs at law.

For further reference see Affidavit of Heirship of record in Instrument No. 20091117-0105995 and Instrument No. 20120224-0016395, said Register's Office.

Tract 5

LAND in Davidson County, Tennessee, being part of Lot No. 40 in Jones and Hart Subdivision on the west side of Dickerson Turnpike, a plan of which is of record in Plat Book 332, page 43, of the Register's Office for Davidson County, Tennessee, is described according to a survey made by Wm. C. Parrish, Associates, Civil Engineers, dated March 3, 1960 as follows:

BEGINNING at an iron stake in the southerly margin of Lemuel Road, the same being a common corner of Lots 39 and 40; thence South 11 degrees 40' West 291.87 feet to an iron stake; thence North 78 degrees 20' West 360.38 feet to an iron stake; thence North 11 degrees 40' East, 295 feet to an iron stake in the southerly margin of Lemuel Road; thence South 88 degrees 58' East with said margin of said Road 194 feet to an angle in stone wall; thence continuing with said margin of said road South 65 degrees 30' East 180.35 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that tract of land conveyed to Wilburn Bass Tinnin, Jr., by Warranty Deed from Robert B. Brown, Jr., and wife, Emma L. Brown, of record in Book 4311, page 698, described as follows:

BEGINNING at an iron stake in the southerly margin of Lemuel Road, the same being a common corner of Lots Nos. 39 and 40; thence South 11 degrees 40' West 150 feet to an iron stake; thence North 67 degrees 30' West 95 feet to an iron stake; thence North 11 degrees 40' East 150 feet to a point in the southerly margin of Lemuel Road; thence South 65 degrees 30' East 95 feet to the point of beginning.

Being the same property conveyed to Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson, each as to a one-fifth (1/5) undivided interest by deed from Michael D. Hitchcock, dated October 27, 2017, of record in Instrument No. 20171030-0110757, said Register's Office.

Tract 6

Land in Davidson County, Tennessee, being the westerly part of Lot No. 13 on the Map of Len K. Hart Property, of record in Book 421, Page 16, of the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 134.5 feet on the northerly side of Lemuel Road and runs back 727.5 feet on the westerly line and 781 feet, more or less on the easterly line, to a line in the rear, which measures 125.0 feet.

BEING the same property conveyed to Charles Robb Robinson and wife, Sarah B. Robinson, by Warranty Deed from Wilbern Bass Tinnin, Jr., and wife, Sandra Gail Tinnin, of record in Book 6307, Page 535, in the Register's Office for Davidson County, Tennessee, dated June 1, 1984 and recorded on June 4, 1984. Sarah B. Robinson is also known as Sarah D. Robinson.

Charles R. Robinson a/k/a Charles Robb Robinson died, on or about, November 9, 2006, leaving Sarah D. Robinson as the surviving tenant by the entirety. Sarah D. Robinson died intestate, on or about November 24, 2007, leaving Phillip Robinson, Sheryl Robinson Thompson, Amy Robinson Sparks, Patricia Robinson Wells and Dawn Robinson Fuller as her only heirs-at-law. For further reference see Affidavits of Heirship of record in Instrument No. 20091117-0105995, and Instrument No. 20120224-0016395, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 02.21.2025 (date of document).

Affiant Signature

02.21.2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of February, 2025.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON