Karen Johnson
Batch # 1241761
02/27/2025 09 41 31 AM
Fees $28 00 Taxes $1,850 00
Davidson County
DEEDWARR
5 pgs
20250227-0014505

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Five Hundred Thousand and no/100 Dollars ($500,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale Affiant Subscribed and sworn to before me, on this 26 day of February, 2025 Notary Public My commission expires: 1-30-2026

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This Instrument Was Prepared By:
Wes Weigel, Attorney
Westcott Law PLLC
109 Westpark Drive, STE 230
Brentwood, TN 37027
(615) 794-8780

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Tax Identification Numbers:
LRP Properties LLC	SAME AS NEW OWNER	**039 00 0 290.00;** **039 00 0 289.00;**
5321 Anchorage Drive		**039 00 0 288.00; and** **039 00 0 281.00**
Nashville, TN 37220		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10 00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Amon Ringemann and Anna Ringemann, a one half (1/2) undivided interest, with right of survivorship and Ernie Hill, a one half (1/2) undivided interest**, "Grantors", have bargained and sold and by these presents do transfer and convey unto **LRP Properties LLC, a Tennessee limited liability company,** "Grantee", its successors and assigns, the following described real property located in Davidson County, Tennessee, being more particularly described as

[See Exhibit A, attached hereto and incorporated by reference]

This is unimproved property identified as **0 Old Hickory Blvd, Whites Creek TN 37189.**

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever

AND GRANTORS DO COVENANT with the said Grantee that they are lawfully seized and possessed

of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows (1) Taxes and assessments for the year 2025 and subsequent years, not yet due and payable (2) Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 10066, Page 549, Book 10066, Page 543, Book 10066, Page 538 and Book 10066, Page 533. (3) Easement for General Permit, recorded in Book 756, Page 542 and Book 875, Page 12 (4) Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5141, Page 753, Book 7614, Page 28; Book 7614, Page 31; Book 7614, Page 51; Book 7640, Page 629; Book 7640, Page 633; Book 8280, Page 956 and Book 8280, Page 970. (5) Easement for Water Mains and Appurtenances, recorded in Book 8259, Page 192 and Book 8259, Page 195 (6) Easement for Private Ingress-Egress, recorded in Book 8672, Page 159 and Book 8672, Page 163. (7) Easement for Underground Utility, recorded in Book 8672, Page 172. (8) Joint Right-of-Way Easement Agreement as set forth in instrument recorded in Book 8635, Page 24; as amended in Book 8672, Page 168. (9) Greenbelt Application recorded in Book 8883, Page 380 and Book 8883, Page 381 in the Register's Office of Davidson County, Tennessee.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs, successors, and assigns, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 26 day of February, 2025

Amon Ringemann

Anna Ringemann

Ernie Hill

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Amon Ringemann, Anna Ringemann, and Ernie Hill** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposes therein contained

Witness my hand, this the 26 day of February, 2025

NOTARY PUBLIC

Commission Expires: 1-30-2028

HILLARY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

Tract I: (Parcel 039 00 0 290.00)

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the Southerly margin of Old Hickory Boulevard West of Whites Creek Pike and being more particularly described according to a survey made by Crawford Land Surveyors, P C., dated May 8, 1996, as follows:

Beginning at a point in the Southerly margin of Old Hickory Boulevard, said point being Westerly along said margin 1677 feet, more or less, from the centerline of Whites Creek Pike, and in the Northeast corner of Tract 9,

Thence, leaving said Southerly margin of Old Hickory Boulevard, S26°50'36"W, 1195.82 feet to a point in the North line of W. H. Thompson;
Thence, with W. H Thompson, N67°28'29"W, 183 52 feet to a point;
Thence, leaving W H Thompson with the common line between Tracts 9 and 10, N26°50'36"E, 1209.64 feet to a point in the Southerly margin of Old Hickory Boulevard;
Thence, with the Southerly margin of Old Hickory Boulevard, S63°09'24"E, 183 00 feet to the point of beginning, containing 5 05 acres, more or less

Being the same property conveyed to Ernie Hill, a one half (1/2) undivided interest and to Amon Ringemann and Anna Ringemann, a one half (1/2) undivided interest, the said Amon Ringemann and Anna Ringemann being brother and sister, own their one half (1/2) undivided interest with right of survivorship to the survivor of them, by Quitclaim Deed from John T Bottom, Trustee with full power to mortgage, sell or otherwise transfer without the joinder of any beneficiary or disclosure of beneficiary and in my capacity as Trustee, of record in Instrument No 20180517-0047216, in the Register's Office of Davidson County, Tennessee, dated February 21, 2018 and recorded on May 17, 2018.

Being the same property conveyed to John T. Bottom, Trustee, with full power to sell, mortgage, transfer, convey, or otherwise encumber, without the joinder of any beneficiary, by Warranty Deed from Gary B Thompson, an unmarried person, of record in Book 10066, Page 549, in the Register's Office of Davidson County, Tennessee, dated May 29, 1996 and recorded on May 30, 1996

Tract II: (Parcel 039 00 0 289.00)

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the Southerly margin of Old Hickory Boulevard West of Whites Creek Pike and being more particularly described according to survey made by Crawford Land Surveyors, P.C , dated May 8, 1996, as follows.

Beginning at a point in the Southerly margin of Old Hickory Boulevard, said point being Westerly along said margin 1860 feet, more or less, from the centerline of Whites Creek Pike, and in the Northeast corner of Tract 10,
Thence, leaving said Southerly margin of Old Hickory Boulevard, S26°50'36"W, 1209 64 feet to a point in the North line of W. H. Thompson;
Thence, with W H. Thompson, N67°28'29"W, 104 50 feet to a point,
Thence, leaving said W. H. Thompson with the common line between Tracts 10 and 11, N18°51'28"E, 1229.43 feet to a point in the Southerly margin of Old Hickory Boulevard,
Thence, with the Southerly margin of Old Hickory Boulevard, S63°09'24"E, 275 00 feet, to the point of beginning, containing 5 29 acres, more or less

Being the same property conveyed to Ernie Hill, a one half (1/2) undivided interest and to Amon Ringemann and Anna Ringemann, a one half (1/2) undivided interest, the said Amon Ringemann and Anna Ringemann being brother and sister, own their one half (1/2) undivided interest with right of survivorship to the survivor of

them, by Quitclaim Deed from John T Bottom, Trustee with full power to mortgage, sell or otherwise transfer without the joinder of any beneficiary or disclosure of beneficiary and in my capacity as Trustee, of record in Instrument No. 20180517-0047216, in the Register's Office of Davidson County, Tennessee, dated February 21, 2018 and recorded on May 17, 2018.

Being the same property conveyed to John T. Bottom, Trustee, with full power to sell, mortgage, transfer, convey, or otherwise encumber, without the joinder of any beneficiary, by Warranty Deed from Gary B. Thompson, an unmarried person, of record in Book 10066, Page 543, in the Register's Office of Davidson County, Tennessee, dated May 29, 1996 and recorded on May 30, 1996

Tract III: (Parcel 039 00 0 288.00)

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the Southerly margin of Old Hickory Boulevard West of Whites Creek Pike and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., dated May 8, 1996, as follows:

Beginning at a point in the Southerly margin of Old Hickory Boulevard, said point being Westerly along said margin 2485 feet, more or less, from the centerline of Whites Creek Pike, and in the Northwest corner of Tract 12,
Thence, with the Southerly margin of Old Hickory Boulevard, with a curve concave to the North having a central angle of 0°48'16", a radius of 11489 20 feet and a chord of S61°53'24"E, 161.31 feet for an arc length of 161 31 feet to a point,
Thence, leaving said margin with the common line between Tract 12 and Tract 11, S18°16'28"W, 1305.56 feet to a point in the North line of W. H Thompson,
Thence, with W. H. Thompson, N86°47'21"W, 161.30 feet, to a point in the Southeast line of R. M. Evans and wife,
Thence, with R M. Evans and wife, N13°55'53"E, 199.99 feet to a point;
Thence, N18°07'36"E, 980 35 feet to a point;
Thence, with R R Jenkins and wife, N22°31'11"E, 195.81 feet to the point of beginning, containing 5 24 acres, more or less.

Being the same property conveyed to Ernie Hill, a one half (1/2) undivided interest and to Amon Ringemann and Anna Ringemann, a one half (1/2) undivided interest, the said Amon Ringemann and Anna Ringemann being brother and sister, own their one half (1/2) undivided interest with right of survivorship to the survivor of them, by Quitclaim Deed from John T Bottom, Trustee with full power to mortgage, sell or otherwise transfer without the joinder of any beneficiary or disclosure of beneficiary and in my capacity as Trustee, of record in Instrument No. 20180517-0047216, in the Register's Office of Davidson County, Tennessee, dated February 21, 2018 and recorded on May 17, 2018

Being the same property conveyed to John T. Bottom, Trustee, with full power to sell, mortgage, transfer, convey, or otherwise encumber, without the joinder of any beneficiary, by Warranty Deed from Jeanne B. Thompson, of record in Book 10066, Page 533, in the Register's Office of Davidson County, Tennessee, dated May 29, 1996 and recorded on May 30, 1996.

Tract IV: (Parcel 039 00 0 281.00)

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the Southerly margin of Old Hickory Boulevard West of Whites Creek Pike and being more particularly described according to a survey made by Crawford Land Surveyors, P.C , dated May 8, 1996, as follows·

Beginning at a point in the Southerly margin of Old Hickory Boulevard, said point being Westerly along said margin 2135 feet, more or less, from the centerline of Whites Creek Pike, and in the Northeast corner of Tract 11,

Thence, leaving said Southerly margin of Old Hickory Boulevard, S18°51'28"W, 1229.43 feet to a point in the North line of W H. Thompson,
Thence, with W. H. Thompson, N86°47'21"W, 180.06 feet to a point;
Thence, leaving said W H. Thompson with the common line between Tracts 11 and 12, N18°16'28"E, 1305.56 feet to a point in the Southerly margin of Old Hickory Boulevard,
Thence, with said Southerly margin of Old Hickory Boulevard, with a curve concave to the North having a central angle of 0°51'51", a radius of 11489 20 feet, and a chord of S62°43'28"E, 173 30 feet for an arc length of 173 30 feet to a point,
Thence, S63°09'24"E, 15.39 feet, to the point of beginning, containing 5 24 acres, more or less.

Being the same property conveyed to Ernie Hill, a one half (1/2) undivided interest and to Amon Ringemann and Anna Ringemann, a one half (1/2) undivided interest, the said Amon Ringemann and Anna Ringemann being brother and sister, own their one half (1/2) undivided interest with right of survivorship to the survivor of them, by Quitclaim Deed from John T Bottom, Trustee with full power to mortgage, sell or otherwise transfer without the joinder of any beneficiary or disclosure of beneficiary and in my capacity as Trustee, of record in Instrument No. 20180517-0047216, in the Register's Office of Davidson County, Tennessee, dated February 21, 2018 and recorded on May 17, 2018

Being the same property conveyed to John T. Bottom, Trustee, with full power to sell, mortgage, transfer, convey, or otherwise encumber, without the joinder of any beneficiary, by Warranty Deed from Jeanne B. Thompson, of record in Book 10066, Page 538, in the Register's Office of Davidson County, Tennessee, dated May 29, 1996 and recorded on May 30, 1996