Karen Johnson Davidson County
Batch# 1244146 DEEDWARR
03/07/2025 09:12:30 AM 4 pgs
Fees: $23.00 Taxes: $13,690.00
20250307-0017166

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $3,700,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of March, 2025.

Notary Public:
My Commission Expires: 9/27/26

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Michael D. Sontag, Trustee of the Christopher Aaron Salow 2024 Trust 4316 Colorado Ave. Nashville Tn 37209	New Owner	068 00 0 004.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Richard Bryan Smith, single, and David L. Smith and wife, Rachel M. Smith,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Michael D. Sontag, Trustee of the Christopher Aaron Salow 2024 Trust**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Beginning at an Iron pin set 52 feet from the centerline of Ashland City Highway No. 12 being the Southwest corner to John Otey and the Southeast corner to the parcel of land described hereon, said point being the Point of beginning.

Thence from the said Point of Beginning and with the Northerly margin of Highway 12 for the following courses and distances, South 82 degrees 24 minutes 28 seconds West, a distance of 154.20 feet; to an iron pin set, thence North 12 degrees 38 minutes 40 seconds West, a distance of 5.11 feet;.to an iron pin set, thence South 82 degrees 23 minutes 38 seconds West, a distance of 250.00 feet; to an iron pin set, thence South 07 degrees 35 minutes 32 seconds East, a distance of 5.03 feet; to an iron pin set, thence South 82 degrees 24 minutes 28 seconds West, a distance of 239.67 feet to an iron pin set at a point of curvature of a tangent curve, to the right, having a radius of 5677.58 feet and a central angle of 02 degrees 01 minutes 14 seconds; thence along said curve for an Arc Length of 200.22 feet, to an iron pin set, thence North 09 degrees 25 minutes 18 seconds West, a distance of 12.02 feet; to an iron pin set, thence North 38 degrees 02 minutes 03 seconds West, a distance of 35.90 feet; to an iron pin set, thence North 67 degrees 29 minutes 02 seconds West, a distance of 33.06 feet; to an iron pin set, thence South 85 degrees 49 minutes 42 seconds West, a distance of 15.58 feet, to an iron pin set 110 feet from the centerline of Highway 12 and in the line of H. E. Moore, said pin being the Southeast corner to Moore and the Southwest corner to the Parcel described hereon; thence leaving the margin of said highway and with Moore's line for the following courses and distances, North 23 degrees 43 minutes 29 seconds West, a distance of 242.37 feet; to an iron pin found at a 18 inch Elm tree, thence North 11 degrees 53 minutes 03 seconds East, a distance of 224.46 feet; to a wood fence post, thence North 32 degrees 23 minutes 38 seconds West, a distance of 62.52 feet; to a wood fence post, thence North 45 degrees 31 minutes 10 seconds West, a distance of 306.77 feet; to a wood fence post, thence North 45 degrees 14 minutes 24 seconds West, a distance of 178.72 feet; to a wood fence post, thence North 23 degrees 02 minutes 40 seconds West, a distance of 339.89 feet; to a wood fence post, thence North 23 degrees 38 minutes 00 seconds West, a distance of 384.77 feet; to an iron pin found at a 36 inch Oak tree, and being a common corner to the lands of the Rose and the Thorne, LLC; thence with the lands of the Rose and the Thorne, LLC, for the next fourteen calls: thence North 50 degrees 07 minutes 54 seconds East, a distance of 132.41 feet; to a 12 inch stump, thence North 57 degrees 31 minutes 00 seconds East, a distance of 50.04 feet; to a 26 inch Red Oak, thence North 59 degrees 30 minutes 19 seconds East, a distance of 353.59 feet; to an 18 inch Elm,

thence North 38 degrees 44 minutes 57 seconds East, a distance of 26.00 feet; to a 22 inch Oak, thence North 19 degrees 09 minutes 31 seconds East, a distance of 222.30 feet; to a 30 inch Ash, thence North 19 degrees 05 minutes 55 seconds East, a distance of 69.58 feet; to a wood fence post, thence North 06 degrees 18 minutes 00 seconds West, a distance of 29.17 feet, to a Tee post, thence North 14 degrees 50 minutes 49 seconds West, a distance of 199.39 feet; to an 18 inch Oak, thence North 13 degrees 45 minutes 31 seconds West, a distance of 282.64 feet; to an 18 inch Oak, thence North 21 degrees 50 minutes 49 seconds West, a distance of 51.08 feet; to a 22 inch Walnut, thence North 36 degrees 42 minutes 11 seconds West, a distance of 312.74 feet; to a 34 inch Oak thence North 40 degrees 54 minutes 25 seconds West, a distance of 291.14 feet; to an 18 inch Oak, thence North 49 degrees 27 minutes 05 seconds West, a distance of 43.91 feet; to a Tee post, thence North 45 degrees 54 minutes 07 seconds West, a distance of 55.38 feet; to an 8 inch Corner Post on the top of a Ridge and being a common corner to Dennis and Susan Wood; thence North 10 degrees 54 minutes 15 seconds East with Woods line and Sumter Camp and Sherry Knott's line, a distance of 1672.58 feet; to an iron pin set in the South line Kenneth D, Phillips, thence with Phillips fence line for the next nine calls: South 74 degrees 01 minutes 15 seconds East, a distance of 117.27 feet to a wood fence post; thence South 68 degrees 20 minutes 05 seconds East, a distance of 85.18 feet to a 10 inch Ash; thence South 71 degrees 15 minutes 20 seconds East, a distance of 195.78 feet to a 16 inch Ash; thence North 85 degrees 42 minutes 31 seconds East, a distance of 31.79 feet to a 10 inch Hackberry; thence North 67 degrees 57 minutes 10 seconds East, a distance of 130.6 feet to a 6 inch Red Oak; thence North 55 degrees 50 minutes 24 seconds East, a distance of 102.05 feet to an 18 inch Ash; thence North 34 degrees 19 minutes 52 seconds East, a distance of 205.30 feet, to a 6 inch Hackberry; thence North 26 degrees 15 minutes 20 seconds East, a distance of 320.03 feet, to a 16 inch White Oak; thence North 23 degrees 11 minutes 14 seconds East, a distance of 215.60 feet; to an iron pin set at 8 inch post at the Southeast corner to Dwight Lang; thence with Lang's fence line for the next five calls, North 35 degrees 53 minutes 01 seconds East, a distance of 221.07 inch to a wood fence post; thence North 38 degrees 26 minutes 59 seconds East, a distance of 127.71 feet to a wood fence post; thence North 20 degrees 33 minutes 42 seconds East, a distance of 56.67 feet, to a wood fence post; thence North 16 degrees 09 minutes 24 seconds East, a distance of 165.80 feet, to a wood fence post; thence North 05 degrees 58 minutes 42 seconds East, a distance of 272.13 feet, to an iron pin found at a corner in David Smith's line; thence with Smith's line for the next nine calls, North 72 degrees 17 minutes 42 seconds East, a distance of 264.00 feet, to an iron pin set; thence South 78 degrees 19 minutes 19 seconds East, a distance of 110.32 feet, to an iron pin set; thence South 72 degrees 12 minutes 38 seconds East, a distance of 206.68 feet, to an iron pin set; thence North 71 degrees 08 minutes 38 seconds East, a distance of 156.02 feet, to an iron pin found; thence North 64 degrees 28 minutes 37 seconds East, a distance of 316.35 feet, to a wood fence post; thence North 88 degrees 02 minutes 44 seconds East, a distance of 50.87 feet, to 8 inch dead Elm; thence South 77 degrees 29 minutes 25 seconds East, a distance of 88.97 feet, to a wood fence post; thence South 77 degrees 55 minutes 50 seconds East, a distance of 85.42 feet, to a wood fence post; thence South 77 degrees 02 minutes 25 seconds East, a distance of 88.68 feet, to an iron pin set at a fallen fence corner post being a corner to John and Mary Geist; thence with Geist's line for the next five calls: South 09 degrees 44 minutes 53 seconds West, a distance of 1152.37 feet, to an iron pin set at a wood corner post; thence South 55 degrees 35 minutes 07 seconds West, a distance of 237.37 feet, 18 inch dead white oak; thence South 42 degrees 11 minutes 23 seconds West, a distance of 442.29 feet, to a 28 inch red oak; thence South 37 degrees 04 minutes 49 seconds West, a distance of 182.72 feet, to an iron pin set at a wood corner post; thence South 00 degrees 11 minutes 23 seconds West, a distance of 1025.44 feet; leaving Geist's line and with the line of Grand Goden Dragon Enterprise, Inc. to an iron pin found; thence South 68 degrees 14 minutes 42 seconds East with Grand Goden Dragon Enterprise, Inc. line, a distance of 313.50 feet, to an iron pin set at a corner to Bettye Otey; thence with Otey's line for the next five calls South 18 degrees 01 minutes 21 seconds West, a distance of 1477.44 feet, to an iron pin set at a 14 inch Hackberry; thence South 21 degrees 17 minutes 44 seconds West, a distance of 523.00 feet, to an iron pin set in a drain; thence South 84 degrees 09 minutes 38 seconds East, a distance of 153.49 feet; to an iron pin set, thence South 22 degrees 03 minutes 08 seconds West, a distance of 515.20 feet; to an iron pin set, thence South 01 degrees 05 minutes 22 seconds West, a distance of 1010.06 feet to the point of beginning, containing 225.42 acres, more or less.

Being the same property conveyed to Richard Bryan Smith as tenants in common with David L. Smith and wife, Rachel M. Smith who take their interest as tenants by the entirety by Quitclaim Deed from Joseph V. Ferrelli, Trustee and also conveyed from Richard Bryan Smith as tenants in common with David L. Smith and wife, Rachel M. Smith who take their interest as tenants by the entirety, dated 05/28/2004 and recorded on 06/24/2004 in Instrument No. 20040624-075132, Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed by Warranty Deed from Roberta Craus to Richard Bryan Smith, as tenants in common with David L. Smith and wife, Rachel M. Smith, who take their interest as tenants by the entirety, dated 12/22/2003 and recorded 1/5/2004 as Instrument No. 20040105-0001283, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Grant of Overhead Line Easement recorded in Instrument Number 20050112-0004398, Register's Office for Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 4818 Ashland City Highway, Nashville, TN 37218

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(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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/our hand(s) this the 5th day of March, 2025.

Richard Bryan Smith

David L. Smith

Rachel M. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Richard Bryan Smith and David L. Smith and Rachel M. Smith , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 5th day of March, 2025.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, do hereby make oath that I am a licensed attorney and/or the 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 3/5/25.

Date

Brenda Huntsman

Affiant Signature

3/6/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of March, 2025.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal (if on paper)

