Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $5,000,000.00

Peggy Coble Clifton
Affiant

Subscribed and sworn to before me this 24th day of March, 2025.

Notary Public
My commission expires: 2/7/27

Karen Johnson Davidson County
Batch# 1252369 DEEDWARR
03/26/2025 02:28:30 PM 4 pgs
Fees: $23.00 Taxes: $18,500.00
20250326-0022761

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Burkitt Glen, LLC 222 2nd Avenue South Suite 1246 Nashville, TN 37201	Same	186 000 005.00 & 20.00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Peggy Coble Clifton, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Burkitt Glen, LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee(s) its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a tract of land lying in the 31st Council District of Davidson County, Nashville, Tennessee. Said tract being bounded on the east by Blackburn Family Limited Partners II, LP as recorded in Instrument Number 20210920-0125716 at The Register's Office for Davidson County, Tennessee (RODC), bounded on the south by the northern right of way (ROW) of Burkitt Road, bounded on the southwest by the northeastern ROW of Old Burkitt Road, and bounded on the northwest by Brentwood United Methodist Church as recorded in Instrument Number 20180212-0014019 RODC. Said tract being more particularly described as follows: POINT OF BEGINNING being a found Iron Rod with Cap stamped "Dell RLS 1710" lying on said northeastern ROW of Old Burkitt Road, being the southern corner of said Brentwood United Methodist Church, being the western corner of the herein described tract, and being +/- 485 feet from centerline intersection of said Old Burkitt Road and said Burkitt Road; thence leaving said ROW of Old Burkitt Road and with the common line of the

herein described tract and said Brentwood United Methodist Church North 50° 37' 50" East, 1284.69 feet to a found óμ Iron Rod in the common line of said Blackburn Family Limited Partners II, LP; thence, with the common line of the herein described tract and said Blackburn Family Limited Partners II, LP South 06° 05' 19" West, 1214.66 feet to a Wooden Fence Corner Post lying on said northern ROW of Burkitt Road; thence with said ROW of Burkitt Road with the following: South 89° 59' 58 West, 384.40 feet to a Wooden Cut Fence Post; thence, South 87° 45' 24" West, 113.86 feet to a set Iron Rod with Cap lying on said northeastern ROW of Old Burkitt Road; thence with said northeastern ROW of Old Burkitt Road with the following: North 66° 24' 36t, 42.82 feet to a set Iron Rod with Cap; thence, North 47° 41' 36" West, 43.33 feet to a set Iron Rod with Cap; thence, North 40° 01' 36' West, 458.47 feet the point of beginning. Tract contains 652,205 square feet or 14.97 acres. Bearings based on Tennessee State Plane Coordinate System.

Legal description and survey prepared by L. Brandon Lambert RLS No. 2828 dated 9/20/2022

Being the same property conveyed to Martin Luther Clifton and wife Peggy Coble Clifton by deed from Charles J. Gentry and wife Margaret L. Gentry of record in Book 3504 Page 42 Register's Office for Davidson County, Tennessee. Martin Luther Clifton having died on October 29, 2006 leaving Peggy Coble Clifton as the surviving tenant by the entirety

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years which are not yet due and payable.

2. Subject to the Easement, for the benefit of Piedmont Natural Gas Company recorded in Instrument No. 20111018-0080915 Register's Office for Davidson County Tennessee.

3. All matters appearing on and survey prepared by L. Brandon Lambert RLS No. 2828 dated 9/20/2022

This property is improved property known as 7102 Burkitt Road & 7216 Old Burkitt Rd, Antoich, TN 37013

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), its successors and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 24th day of March, 2025.

Peggy Coble Clifton

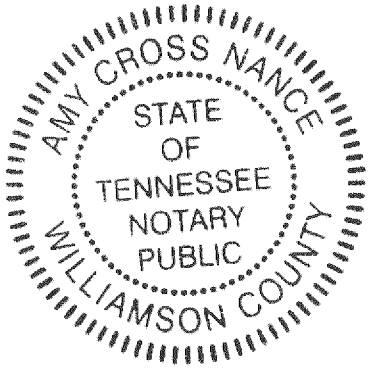
Peggy Coble Clifton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of March, 2025, before me personally appeared Peggy Coble Clifton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of March, 2025.

Notary Signature
My commission expires: 2/7/27



I, Amy Cross Nance, 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 this 24th day of March, 2025

Dated 3/26/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 26 day of March, 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL