WARRANTY DEED

Karen Johnson
Batch # 1260210
04/15/2025 11 38 59 AM
Fees $23 00 Taxes $516 89

Davidson County
DEEDWARR
4 pgs

20250415-0028668

G-SG-24-4682

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,700 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO.	MAP / PARCEL NUMBER (S)
Coley Calvin and Camara Calvin	*same as new owner*	
(NAME)	(NAME)	**07600001900**
326 Pitts Ave		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE GLENEAGLES GROUP LLC - VALIANT LAND - SERIES 1, A WYMOING LIMITED LIABILITY COMPANY AND CLEAR SKIES PROJECTS LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLEY CALVIN AND CAMARA CALVIN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 76, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 11th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY NASHVILLE AND EASTERN RAILROAD COMPANY ON THE SOUTH; BROOKSIDE PARK TOWNHOMES OPEN SPACE AND O.I.C. TULIP SPRINGS TOWNHOMES COMMON AREA ON THE WEST; STONER MILL ESTATE SEC. 2 ON THE NORTH; CHANDLER RESERVE PHASE 2 OPEN SPACE ON THE EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(BEARINGS BASED ON TENNESSEE STATE PLANE NORTH)

BEGINNING AT AN EXISTING 1/2" IRON PIN/CAP (N:680121.15 E:1796262.66) ON THE NORTH R.O.W OF NASVILLE & EASTERN RAILROAD (50' FROM THE CENTER) AND BEING THE SOUTHWEST CORNER OF CHANDLER RESERVE'S OPEN SPACE (REF. INSTRUMENT# 20240522-0038083 R.O.D.C.), THENCE WITH THE NORTH R.O.W. OF SAID RAILROAD S83°33'17"W 675.55' TO A 1/2" IRON PIN SET; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA= 04°39'12" RADIUS= 2814.93' ARC= 228.62' CHORD= S85°54'17"W 228.56' TO A 1/2" IRON PIN SET (LOCATED S18°36'55"W 14.25' FROM AN EXISTING 1/2" IRON PIN/CAP) THE SOUTHEAST CORNER OF BROOKSTONE PARK TOWNHOMES, OPEN SPACE (REF. INSTRUMENT# 20001010-0100359 R.O.D.C.); THENCE WITH BROOKSIDE PARK'S OPEN SPACE N18°36'55"E 54.54' TO A 1/2" IRON PIN SET AT A FENCE; THENCE N00°38'05"W 95 00' TO A POINT IN STONER CREEK; THENCE N19°38'05"W 86.00' TO A POINT IN STONER CREEK; THENCE N15°12'50"W 70.03' TO AN EXISTING 1/2" IRON PIN ON THE EAST BANK OF STONER CREEK, A SOUTHERLY CORNER OF O.I C. TULIP SPRINGS TOWNHOMES' COMMON AREA (REF. INSTRUMENT# 20230630-0050245 R.O.D.C.); THENCE WITH TULIP SPRINGS' OPEN SPACE S85°27'00"E 39.78' TO AN EXISTING 1/2" IRON PIN; THENCE N07°21'01"E 758.12' TO AN EXISTING 1/2" IRON PIN ON THE NORTH BANK OF STONER CREEK AND BEING IN THE SOUTH LINE OF LOT 28 OF STONER MILL ESTATES SEC 2 (REF. PLATBOOK 6900 PAGE 904 R.O.D.C.); THENCE WITH THE SOUTH LINES OF LOTS 28 AND 23 OF STONER MILL ESTATE SEC. 2,

S74°49'12"E 36.77' TO A POINT IN THE CENTER OF STONER CREEK; THENCE RUNNING DOWN THE CENTER OF STONER CREEK FOR THE FOLLOWING 5 CALLS TO POINTS:

S16°42'08"W 19.89' S71°38'03"E 24.65' S41°08'59"E 64.01' S20°28'16"E 65.41' S30°39'21"E 47.80' TO A POINT, THE NORTHWEST CORNER OF THE AFOREMENTIONED OPEN SPACE OF CHANDLER RESERVE SECTION 2; THENCE CONTINUING DOWN THE CENTER OF STONER CREEK WITH CHANDLER RESERVE'S WEST LINES FOR THE FOLLOWING 6 CALLS TO POINTS:

S55°03'42"E 38.37'N85°51'56"E 86.47' S59°03'15"E 64.31' S18°15'37"E 184.77'S05°33'17"E 110.54'S28°44'01"E 182.55' TO AN EXISTING $^1/_2$" IRON PIN/CAP ON THE WEST BANK OF STONER CREEK; THENCE LEAVING THE CREEK S08°04'04"W 207.43' TO AN EXISTING $^1/_2$" IRON PIN/CAP; THENCE S79°02'49"E 344.08' TO THE POINT OF BEGINNING, CONTAINING 9.95 ACRE, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. # 1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED JANUARY 06, 2025.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED TO THE GLENEAGLES GROUP, LLC- VALIANT LAND- SERIES I, A WYOMING LIMITED LIABILITY COMPANY, AS TO A 50%, UNDIVIDED INTEREST AS TENANT IN COMMON , AND (ii) CLEAR SKIES PROJECTS, LLC, A WYOMING LIMITED LIABILITY COMPANY, AS TO A 50% UNDIVIDED INTEREST AS TENANT IN COMMON FROM SPACIOUS SKIES LAND AND INVESTMENTS, LLC, A CONNECTICUT LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT # 20241206-0094904 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Right of Way Easement of record in Book 1104, Page 400, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20140114-0003778 and Affidavit in Instrument NO. 20140416-0031703, in the Register's Office for Davidson County, Tennessee.
- Subject to easements or rights associated with any railroad adjoining the property, including any right to expand the right-of-way to the full extent of any charter or as set out in T.C.A. 65-6-109 or similar statute.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **4682 Chandler Road, Hermitage, Tennessee 37076**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 10th DAY OF APRIL, 2025.

The Gleneagles Group LLC - Valiant Land - Series 1

BY: _____
Alan Brown
Sole Member

Clear Skies Projects LLC

BY: Michelle Ferrara
Michelle Ferrara
Sole Member

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALAN BROWN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of THE GLENEAGLES GROUP LLC - VALIANT LAND - SERIES 1 the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of April, 2025.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE FERRARA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of CLEAR SKIES PROJECTS LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of April, 2025.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 APRIL 10 AND 11, 2025

Affiant Signature

April 14, 2025
Date

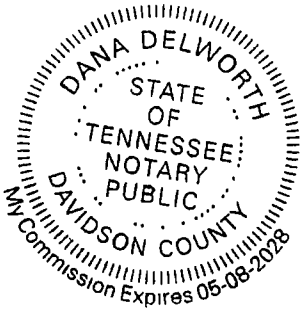
State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14th day of April, 2025

Notary's Signature

My Commission Expires. 05/08/28
Date



Notary's Seal (if on paper)