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This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $500,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of April, 2025.

Notary Public
My commission expires: 5/24/25

Karen Johnson Davidson County
Batch# 1265119 DEEDWARR
04/25/2025 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20250425-0032112

WARRANTY DEED

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bill to:	Tax Information:
Behold How Good Family Trust	New Owner	PART OF 172-00-0
		152.00
900 Woodland St		
Nashville, TN 37206		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, EVERGROW FARM, INC., A TENNESSEE NONPROFIT CORPORATION, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELAINE BRYAN, TRUSTEE OF THE BEHOLD HOW GOOD FAMILY TRUST DATED JANUARY 9, 2024, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, and being a portion of the property described as "Reserve Parcel A" and "Tract 33" on the Plan of Holt Hills, Section 3 of record in Plat Book 5200, Page 306, Register's Office Davidson County, Tennessee and being more particularly described according to a survey of a portion of Property Map 172, Parcel 152.00, Davidson County, Tennessee, by Anderson, Delk, Epps & Associates, Inc., James W. Clark, Tennessee Registered Land Surveyor No. 1445, dated February 10, 2025, as follows:

Starting at a point on the northerly margin of Bradford Hills Drive (60' Right-of-Way), said point being on the common line between the said Evergrow Farm, Inc. property and the plan of Bradford Hills, Section 10 of record in Book 7900, Page 495, Register's Office Davidson County, Tennessee, and the southwesterly corner of the Steve Miller property of record in Instrument No. 20070723-0087029, Register's Office Davidson County, Tennessee, said Miller property being described as Lot 293 on the said plan of Bradford Hills, Section 10; Thence leaving the northerly margin of said Bradford Hills Drive (60' Right-of-Way) and following the westerly line of the said Steve Miller property in a northerly direction, a distance of 31.05 feet to an iron pin with cap "Anderson Delk", said pin being on the common line of the said Evergrow Farm, Inc. property and the said Steve Miller Property, said pin being the Point of Beginning; Thence with a new line leaving the common line of the said Evergrow Farms, Inc. property and the said Steve Miller property and severing the said Evergrow Farms, Inc. property, the following calls: North 87 Degrees 55 Minutes 07 Seconds West a distance of 189.87 feet to an iron pin with cap "Anderson Delk"; North 29 Degrees 34 Minutes 02 Seconds West a distance of 79.32 feet to an iron pin with cap "Anderson Delk"; North 57 Degrees 10 Minutes 09 Seconds West a distance of 68.81 feet to an iron pin with cap "Anderson Delk"; South 78 Degrees 37 Minutes 19 Seconds West a distance of 50.15 feet to an iron pin with cap "Anderson Delk"; South 12 Degrees 00 Minutes 52 Seconds West a distance of 309.25 feet to an iron pin with cap "Anderson Delk"; North 87 Degrees 57 Minutes 05 Seconds West a distance of 147.00 feet to a mag nail with cap "Anderson Delk", said mag nail being on the common line between the said Evergrow Farms, Inc. property and the plan of Christiansted Valley, Phase 3 of record in Instrument No. 20060316-0030458, Register's Office Davidson County, Tennessee, the centerline of the Holt Hills Road 50' wide private road and public utility easement of record on the said plan of Holt Hills, Section 3, and the most southwesterly corner of the herein described tract; Thence following the centerline of the said Holt Hills Road (50' private road easement and public utility easement), being the common line of the said Evergrow Farms, Inc. property and the said plan of Christiansted Valley, Phase 3, the following calls: North 02 Degrees 02 Minutes 55 Seconds East a distance of 184.04 feet to a mag nail; North 05 Degrees 09 Minutes 43 Seconds East a distance of 223.55 feet to a mag nail; Thence continuing along the centerline of the said Holt Hills Road (50' private road easement and public utility easement), North 09 Degrees 57 Minutes 51 Seconds East a distance of 138.83 feet to a mag nail with cap "Anderson Delk", said mag nail being on the common line of the said Evergrow Farms, Inc. property and the plan of Christiansted Valley Reserve of record in Instrument No. 20141223-0117560, Register's Office Davidson County, Tennessee; Thence

continuing along the centerline of the said Holt Hills Road (50' private road easement and public utility easement), being the common line of the said Evergrow Farms, Inc. property and the said plan of Christiansted Valley Reserve, North 14 Degrees 30 Minutes 27 Seconds East a distance of 79.25 feet to an iron pin, said pin being a common corner between the said plan of Christiansted Valley Reserve, the said Evergrow Farms, Inc. property, and the John W. Miller, Sr. property of record in Deed Book 7318, Page 380, Register's Office Davidson County, Tennessee, and being the most northwesterly corner of the herein described tract; Thence leaving the common corner between the said plan of Christiansted Valley Reserve, the said Evergrow Farms, Inc. property, and the said John W. Miller, Sr. property and following the common line of the said Evergrow Farms, Inc. property and the said John W. Miller, Sr. property, South 79 Degrees 15 Minutes 40 Seconds East a distance of 497.14 feet to an iron pin with cap "Anderson Delk", said pin being the common corner of the said John W. Miller, Sr. property, the said Evergrow Farms, Inc. property, and the plan of Bradford Hill, Section 11 of record in Plat Book 7900, Page 496, Register's Office Davidson County, Tennessee, said pin being the most northeasterly corner of the said Evergrow Farms, Inc. property and the herein described tract; Thence leaving the common corner of the said John W. Miller, Sr. property, the said Evergrow Farms, Inc. property, and the plan of Bradford Hill, Section 11 and following the easterly margin of the said Evergrow Farms, Inc. property, South 02 Degrees 02 Minutes 08 Seconds West a distance of 333.68 feet to an iron pin with cap "Anderson Delk", said pin being on the common line of the said Evergrow Farm, Inc. property and the said Steve Miller Property and being the Point of Beginning, containing 218,237 Square Feet of 5.010 Acres, more or less.

Boundary Survey by James W. Clark, TRLS#1445, Anderson-Delk-Epps & Associates, Inc, 618 Grassmere Park Drive, Ste 4 Nashville, TN 37211, 615-331-0809, dated February 10, 2025, Job No. 18-108 ~~is~~ ~~XXXXX~~ attached. on file.

Being part of the same property conveyed to Evergrow Farm, Inc., a Tennessee Nonprofit Corporation, by Warranty Deed dated 11/25/2024, from Susan B. Montgomery, unmarried, of record in Instrument No. 20241204-0094275, Register's Office for Davidson County, Tennessee.

Subject to all Easements of record and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 0 Holt Hills Road, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 22nd day of April, 2025.

Evergrow Farm, Inc.

BY: _____
Kayla Jackson, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kayla Jackson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Authorized Representative of the within named bargainor, Evergrow Farm, Inc., and that she, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the Evergrow Farm, Inc. by the said Evergrow Farm, Inc. as such Authorized Representative.

Witness my hand and official seal this 22nd day of April, 2025.

My commission expires: 6/14/2026

_____
Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Jennifer G. Lloyd, 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 April 22, 2024.

Date

Affiant Signature

4/22/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of April, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY