	THIS DEED IS A TRANSFER TO A MUNICIPALITY. THE TRANSACTION IS EXEMPT FROM DOCUMENT RECORDING TAXES. Karen Johnson Davidson County Batch# 1266016 DEEDWARRSP 04/30/2025 12:46:30 PM 5 pgs Fees: $27.00 Taxes: $0.00 20250430-0033388

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Metropolitan Government of Nashville and Davidson County, Tennessee	**EXEMPT**	**P/O 12800018100**
P.O. Box 196300		
Nashville, TN 37219		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

GTLC, LLC, a Tennessee limited liability company (formerly known as Great Tennessee Land Company, LLC)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Metropolitan Government of Nashville and Davidson County, Tennessee

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A"

Being a portion of the same property conveyed to Great Tennessee Land Company, LLC by Special Warranty Deed from Bank of Frankewing dated December 24, 2014, of record in Instrument No. 20141230-0118976, Register's Office for Davidson County, Tennessee. Great Tennessee Land Company, LLC has changed its corporate name and is now known as GTLC, LLC.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Easements of record in Book 5092, page 392, Book 5197, page 634, Book 5222, page 748, Book 5608, page 801, and Instrument No. 20021104-0134793, Register's Office for Davidson County, Tennessee.

Matters shown on that Boundary Survey by Civil Infrastructure Associates dated December 3, 2024, being Project No. 2024-082, including but not limited to Encroachment by Greater Middle Tennessee Development Partnership, Manhole Cover Encroachment and possible fence encroachment by OIC Woodbury Townhomes.

This is unimproved property known as 0 Old Hickory Blvd., Nashville, TN 37221.

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 and assigns forever; and we do covenant

with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their heirs and assigns, *against the lawful claims of all persons claiming by, through, or under it,* ***but against none other***. 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.

_____ Date: 4/29/25

GTLC, LLC
By: Kevin J. Belew
Its: Chief Manager and Member

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kevin J. Belew, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Chief Manager and Member of GTLC, LLC and is authorized by GTLC, LLC to execute the within instrument on its behalf as Chief Manager and Member.

Witness my hand, at office, this 29 day of April, 2025.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 7/20/27

EXHIBIT "A"

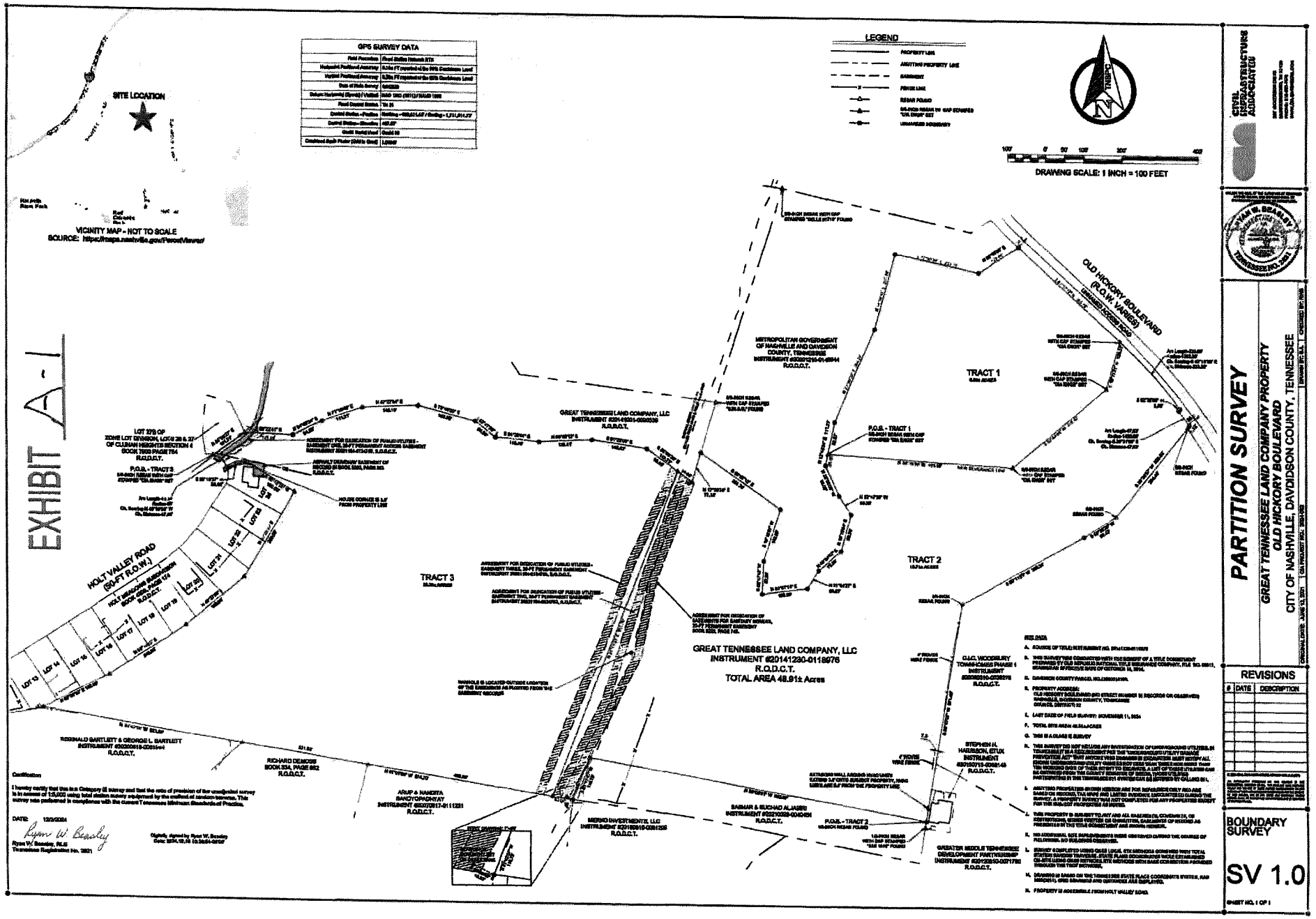
Tract 1 (6.90+/- Acres):

COMMENCING at a 5/8-inch rebar with cap stamped "Delle #1710" found at the northeast corner of Harpeth Valley Utilities District of Davidson and Williamson County, Tennessee of record in Instrument Number 20021107-0137083 in the Register's Office of Davidson County, Tennessee, being also the northwest corner of the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20201215-0148044 in the Register's Office of Davidson County, Tennessee; thence with Harpeth Valley Utilities District of Davidson and Williamson County, Tennessee and the Metropolitan Government of Nashville and Davison County, Tennessee South 17 degrees 20 minutes 36 seconds West, 701.67 feet to a 5/8-inch rebar with cap stamped "CIA ENGR" set in the east property line of Great Tennessee Land Company, LLC of record in Instrument Number 20141001-00903396 in the Register's Office of Davidson County, Tennessee; thence through the lands of the Metropolitan Government of Nashville and Davidson County, Tennessee with a new severance line South 86 degrees 35 minutes 50 seconds East, 327.69 feet to a 5/8-inch rebar with cap stamped "CIA ENGR" set in the property line of Great Tennessee Land Company, LLC of record in Instrument number 20141230-0118976 in the Register's Office of Davidson County, Tennessee, being the southwest corner of the property described herein and being the POINT OF BEGINNING; runs thence with the Metropolitan Government of Nashville and Davidson County, Tennessee as follows: North 12 degrees 48 minutes 34 seconds East, 82.97 feet; North 23 degrees 29 minutes 38 seconds East, 264.24 feet; North 14 degrees 59 minutes 45 seconds East, 207.14 feet;South 77 degrees 50 minutes 34 seconds East, 223.75 feet; North 56 degrees 46 minutes 38 seconds East, 125.48 feet to a point in the west margin of Old Hickory Boulevard; thence with Old Hickory Boulevard South 47 degrees 07 minutes 17 seconds East, 363.19 feet to a 5/8-inch rebar with cap stamped "CIA ENGR"; thence with a severance line between Tracts 1 & 2 as follows: South 16 degrees 11 minutes 21 seconds West, 130.31 feet to a 5/8-inch rebar with cap stamped "CIA ENGR" set; South 50 degrees 44 minutes 44 seconds West, 318.40 feet to a 5/8-inch rebar with cap stamped "CIA ENGR" set; North 86 degrees 35 minutes 50 seconds West, 485.15 feet to the POINT OF BEGINNING, and containing 6.90 Acres, more or less, as surveyed by Ryan W. Beasley, Tennessee Registered Land Surveyor Number 2821, of Civil Infrastructure Associates, LLC, 307 Hickerson Drive, Murfreesboro, TN 37129 on December 3, 2024. Bearings are based on the Tennessee State Plane Coordinate System, NAD 1983.

Tract 2 (19.71+/- Acres):

BEGINNING at a 1/2-inch rebar found at the southeast corner of the property described herein and being in the west line of Harrison of record in Instrument Number 20150713-0068148 in the Register's Office of Davidson County, Tennessee, being also the northeast corner of Aljabiri of record in Instrument Number 20210329-0040464 in the Register's Office of Davidson County, Tennessee; runs thence with Aljabiri North 80 degrees 06 minutes 51 seconds West, 893.97 feet to a 5/8-inch rebar with cap set in Overall Creek; thence with Overall Creek and continuing with Aljabiri South 21 degrees 42 minutes 57 seconds West, 118.75 feet to the northeast corner of Bandyopadhyay of record in Instrument Number 20070917-0111231 in the Register's Office of Davidson County, Tennessee being located South 63 degrees 05 minutes 49 seconds East, 18.03 feet from a 5/8-inch rebar with cap set as a reference monument; thence with Bandyopadhyay North 81 degrees 01 minutes 58 seconds West, 53.07 feet to a 5/8-inch rebar with cap set at the southeast corner of Tract 3; thence with a severance line between Tracts 2 and 3 North 21 degrees 11 minutes 23 seconds East, 911.76 feet to a 5/8-inch rebar with cap set in the south line of Great Tennessee Land Company, LLC of record in Instrument Number 20141001-0090339; thence with Great Tennessee Land Company as follows: South 55 degrees 09 minutes 20 seconds East, 45.65 feet top a 5/8-inch rebar with cap set; North 17 degrees 20 minutes 36 seconds East, 77.15 feet to the southwest corner of the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20201215-0148044 in the Register's Office of Davidson County, Tennessee; thence with Metropolitan Government of Nashville and Davidson County, Tennessee as follows: South 55 degrees 57 minutes 12 seconds East, 251.28 feet; South 18 degrees 10 minutes 07 seconds West, 142.89 feet; South 02 degrees 47 minutes 49 seconds West, 87.96 feet; North 81 degrees 57 minutes 14 seconds East, 120.25 feet; North 31 degrees 54 minutes 27 seconds East, 55.57 feet; North 48 degrees 54 minutes 47 seconds East, 78.53 feet; North 15 degrees 19 minutes 54 seconds East, 99.28 feet; North 32 degrees 47 minutes 26 seconds West, 56.32 feet; North 25 degrees 06 minutes 06 seconds West, 85.06 feet; North 12 degrees 48 minutes 34 seconds East, 28.80 feet to a 5/8-inch rebar with cap set at the southwest corner of Tract 1; thence with a severance line between Tracts 1 & 2 as follows: South 86 degrees 35 minutes 50 seconds East, 485.15 feet; North 50 degrees 44 minutes 44 seconds East, 318.40 feet; North 16 degrees 11 minutes 21 seconds East, 130.31 feet to a 5/8-inch rebar with cap set in the west right-of-way of Old Hickory Boulevard; thence with the right-of-way as follows: Along a curve to the right an arc length of 233.85 feet, having a radius of 1392.39 feet, and being subtended by a chord bearing and distance of South 42 degrees 18 minutes 36 seconds East, 233.58 feet; South 52 degrees 30 minutes 05 seconds West, 5.00 feet; Along a curve to the right an arc length of 47.83 feet, having a radius of 1420.69 feet, and being subtended by a chord bearing and distance of South 36 degrees 31 minutes 55 seconds East, 47.83 feet; thence leaving the right-of-way South 39 degrees 31 minutes 31 seconds West, 8.12 feet to a 5/8-inch rebar found at the northeast corner of O.I.C. Woodbury Townhomes Phase 1 of record in Instrument Number 20060310-0028278 in the Register's Office of Davidson County, Tennessee; thence with O.I.C. Woodbury Townhomes Phase 1, and then Greater Middle Tennessee Development Partnership of record in Instrument Number 20120810-0071790 in the Register's Office of Davidson County, Tennessee as follows: South 39 degrees 31 minutes 31 seconds West, 294.48 feet to a 5/8-inch rebar found; South 58 degrees 26 minutes 29 seconds West, 99.43 feet; South 60 degrees 11 minutes 29 seconds West, 369.34 feet to a ¾-inch rebar found; South 09 degrees 47 minutes 07 seconds West, 571.48 feet to the POINT OF BEGINNING and containing 19.71 Acres, more or less, as surveyed by Ryan W. Beasley, Tennessee Registered Land Surveyor Number 2821, of Civil Infrastructure Associates, LLC, 307 Hickerson Drive, Murfreesboro, TN 37129 on December 03, 2024. Bearings are based on the Tennessee State Plane Coordinate System, NAD 1983.

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20250430003388

Tennessee Certification of Electronic Document

I, Debra Paulson, 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 4/29/2025 (date of document).

D L Paulson
Affiant Signature

4/30/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

