Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee Tennessee Tower, 22nd Floor 312 Rosa L. Parks Avenue Nashville, Tennessee 37243-0299	Tax Map and Parcel Portion of 141-00-0-001.00	TAX EXEMPT
This instrument prepared by and return to: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 24-04-002

FOR AND IN CONSIDERATION of the sum of TWO MILLION FOUR HUNDRED FIFTEEN THOUSAND THREE HUNDRED NINETY-TWO AND 92/100 DOLLARS ($2,415,371.92) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **OLD MILL PARTNERSHIP, a Tennessee general partnership** ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantors' interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

Grantor reserves a 25' wide access easement for ingress/egress access across Tract 1 benefiting Tract 2, along an existing gravel road, as shown on survey by Christopher M. Vick, RLS #2164, Vick Surveying, LLC, 2772 Hidden Cove Road, Cookeville, Tennessee, dated February 13, 2025.

Grantor further covenants and binds itself, their successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Grantor is advised that Grantee utilized acquisition funds under the State Lands Acquisition Fund, therefore no rollback taxes shall be assessed pursuant to T.C.A. § 67-04-409(j)(5).

This is unimproved property located at 8733 Newson Station Road, Nashville, Davidson County, Tennessee 37221, containing 128.72 acres more or less.

Karen Johnson
Batch # 1269811
05/07/2025 10 13 20 AM
Fees $27 00 Taxes $0 00

Davidson County
DEEDWARR
5 pgs



20250507-0035638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $2,415,371.92.

Affiant

Subscribed and sworn to before me this 2nd day of May, 2025.

Notary Public

My Commission expires:

JEFFREY M. GRISHAM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY

Witness, this the 2nd day of May, 2025.

OLD MILL PARTNERSHIP, a Tennessee general partnership

Gene Blake, Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gene Blake, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the managing general partner of Old Mill Partnership, a Tennessee general partnership, and that he as such managing general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by Gene Blake as managing partner.

Witness my hand and official seal this 2nd day of May, 2025.

Notary Public

My Commission Expires: 5/8/2028

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 8 2028

Exhibit A

Tract #1

Beginning at a concrete monument being noted as CRN #6 and having State Plane Coordinates of Northing 636700.94 Easting 1674663.72 and being the southwestern corner of this described parcel located in the northern right-of-way of Interstate 40 as well as being located S 74 Degrees 06 Minutes 51 Seconds E 133.95 feet from a power pole and furthermore being located S 88 Degrees 24 Minutes 43 Seconds W 2042.61 feet from a GPS Base Point having State Plane Coordinates of Northing 636757,55 Easting 1676705.54; thence leaving Interstate 40 and going with the right-of-way of the CSX Railroad N 48 Degrees 09 Minutes 14 Seconds W 423 95 feet to a " rebar (found) being noted as CRN #7 and having State Plane Coordinates of Northing 636983.76 Easting 1674347.90; thence leaving CSX Railroad and going with the State of Tennessee property N 04 Degrees 16 Minutes 05 Seconds W 554.89 feet to an iron pin (found) being noted as CRN #8 and having State Plane Coordinates of Northing 637537.12 Easting 1674306.61; thence continuing with the same N 04 Degrees 16 Minutes 05 Seconds W 100.97 feet to a point in the center of the Harpeth River; thence leaving the State of Tennessee property and generally following the center of the said river N 67 Degrees 02 Minutes 13 Seconds E 282.07 feet; thence N 78 Degrees 36 Minutes 11 Seconds E 358.10 feet; thence N 84 Degrees 08 Minutes 11 Seconds E 227.45 feet; thence N 84 Degrees 47 Minutes 59 Seconds E 267.35 feet; thence N 73 Degrees 12 Minutes 42 Seconds E 1167.34 feet; thence N 81 Degrees 43 Minutes 23 Seconds E 357.26 feet; thence S 87 Degrees 53 Minutes 52 Seconds E 380.44 feet; thence S 59 Degrees 16 Minutes 44 Seconds E 294.10 feet; thence S 43 Degrees 51 Minutes 07 Seconds E 432.66 feet; thence S 45 Degrees 07 Minutes 56 Seconds E 515.77 feet; thence S 53 Degrees 22 Minutes 58 Seconds E 348.37 feet; thence S 26 Degrees 27 Minutes 25 Seconds E 189.27 feet; thence S 19 Degrees 48 Minutes 41 Seconds E 450.58 feet; thence S 11 Degrees 54 Minutes 07 Seconds E 156.02 feet; thence S 05 Degrees 17 Minutes 43 Seconds W 269.24 feet; thence S 25 Degrees 23 Minutes 43 Seconds W 356.90 feet to a point in the river; thence going with the right-of-way of Interstate 40 N 65 Degrees 47 Minutes 07 Seconds W 62.09 feet to a 5/8" rebar (set) being noted as CRN #9 having State Plane Coordinates of Northing 635896.13 Easting 1678485.25; thence leaving the Harpeth River and continuing with the right-of-way of Interstate 40 N 65 Degrees 47 Minutes 07 Seconds W 511.61 feet to a 5/8" rebar (set) being noted a CRN #10 and having State Plane Coordinates of Northing 636105.97 Easting 1678018.65; thence leaving Interstate 40 and going with Tract #2 of the Old Mill Partnership property N 00 Degrees 34 Minutes 08 Seconds W 377.64 feet to a 5/8" rebar (set) being noted as CRN #11 and having State Plane Coordinates of Northing 636483.60 Easting 1678014.90; thence continuing with the same N 80 Degrees 09 Minutes 10 Seconds W 834.62 feet to a 5/8" rebar (set); thence N 81 Degrees 08 Minutes 43 Seconds W 506.34 feet to a 5/8" rebar (set); thence S 80 Degrees 29 Minutes 43 Seconds W 134.29 feet to a 5/8" rebar (set) being noted as CRN #12 and having State Plane Coordinates of Northing 636682.10 Easting 1676559.83; thence N 85 Degrees 11 Minutes 54 Seconds W 432 72 feet to a 5/8" rebar (set); thence N 83 Degrees 50 Minutes 00 Seconds W 271.68 feet to a 5/8" rebar (set); thence N 82 Degrees 41 Minutes 38 Seconds W 87 44 feet to a 5/8" rebar (set), thence S 88 Degrees 51 Minutes 26 Seconds W 206.14 feet to a 5/8" rebar (set); thence S 84 Degrees 45 Minutes 40 Seconds W 73.06 feet to a point; thence S 86 Degrees 49 Minutes 33 Seconds W 108.16 feet to a 5/8" rebar (set); thence S 89 Degrees 35 Minutes 44 Seconds W 173.33 feet; thence N 89 Degrees 40 Minutes 06 Seconds W 87.09 feet to a 5/8" rebar (set); thence N 81 Degrees 13 Minutes 37 Seconds W 87.93 feet to a PK Nail (set) being noted as CRN #13 and having State Plane Coordinates of Northing 636754.54 Easting 1675037.62; thence S 00 Degrees 44 Minutes 14 Seconds W 37.90 feet to a 5/8" rebar (set) being noted as CRN #14 and having State Plane Coordinates of Northing 636716.65 Easting 1675037.13; thence leaving Old Mill Partnership property and going with the right-of-way of Interstate 40 S 87 Degrees 35 Minutes 26 Seconds W 373 74 feet to the point of beginning being 128.72 acres as surveyed by Christopher M. Vick R.L.S #2164 on 13 February 2025.

The above-described property is subject to a 25' wide access Easement for ingress and egress to Tract #2 along the existing gravel road, as shown on survey by Christopher M. Vick, RLS #2164, dated February 15, 2025, attached hereto and incorporated herein by reference as Exhibit "C".

Being part of the same property conveyed to Old Mill Partnership, a Tennessee general partnership by Warranty Deed from Johnny Ray Cowden, Eugene Brandon Cowden and the Cowden Children's Trust of record in Instrument No. 20181226-0125331, Register's Office for Davidson County, Tennessee, dated December 26, 2018 and recorded on December 26, 2018; and by Warranty Deed from James E. Cowden, unmarried of record in Instrument No. 20170110-0002946, Register's Office for Davidson County, Tennessee, dated January 5, 2017 and recorded on January 10, 2017.

Exhibit B
Transaction Number 24-04-002
Permitted Encumbrances

1. Taxes for the year 2025 and subsequent years which is an encumbrance on subject property, however, the State of Tennessee is tax exempt.
2. Grant of Transmission Line Easement of record in Book 4193, Page 903, in the Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Water Line of record in Book 5738, Page 832, in the Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Sewer Line of record in Book 7601, Page 392, in the Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sewer Line of record in Book 7601, Page 413, in the Register's Office for Davidson County, Tennessee.
6. Grant of Transmission Line Easement of record in Instrument No. 20060601-0064280, in the Register's Office for Davidson County, Tennessee.
7. Easements to The State of Tennessee of record in Book 3369, Page 316, in the Register's Office for Davidson County, Tennessee.
8. Permanent Easement Agreement between Old Mill Partnership, a Tennessee general partnership and Avondale Park Partnership, a Tennessee general partnership and Avondale Residential, Inc., a Tennessee corporation of record in Instrument Number 20090707-0063325, in the Register's Office for Davidson County, Tennessee.
9. Easement Deed by Court Order in Settlement of Landowner Action in favor of Sprint Communications Company L.P. of record in Instrument Number 20140114-0003778, in the Register's Office for Davidson County, Tennessee; with Affidavit of record in Instrument Number 20140416-0031703, said Register's Office.
10. Subject to Water Main & privileges of building a pump house and drainage as noted on Book 840, Page 540, in the Register's Office for Davidson County, Tennessee.