# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson
Batch # 12/0433
05/08/2025 10 38 15 AM
Fees $18 00 Taxes $37 00

Davidson County
DEEDWARR
3 pgs

20250508-0036059

**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) |
|---|---|---|
| **Beam Up Farm, LLC** | SAME AS NEW OWNER | |
| (NAME) | (NAME) | **03600007300** |
| **580 Huntington Pkwy** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | | |
| (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, **LANCE T. CARTER, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BEAM UP FARM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 BOUNDED IN GENERAL BY HIGDON ROAD ON THE WEST, THE REMAINDER OF THE LANCE T CARTER PROPERTY ON THE NORTH AND EAST, FRED LABOUR ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS
BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83 NAVD88) COMMENCING AT AN EXISTING HALF INCH REBAR WITH CAP (N 706629 62 E 1685787 90) ON THE EAST SIDE OF HIGDON ROAD (25 FEET FROM THE CENTER), BEING THE SOUTHWEST CORNER OF JORDAN RUSSELL WELCH (REF INSTRUMENT NO 20091203-0110764, R O D C PARCEL ID 03600001500), THENCE WITH THE EAST SIDE OF HIGDON ROAD S 13 DEGREES 53 MINUTES 11 SECONDS W 113 76 FEET TO AN EXISTING HALF INCH REBAR WITFI CAP STAMPED CRABTREE 2312, THE TRUE POINT OF BEGINNING ON THE FOLLOWING DESCRIBED TRACT, THENCE SEVERING THE LANCE T CARTER PROPERTY WITH NINETEEN NEW LINES, S 55 DEGREES 32 MINUTES 3 SECONDS E 36 55 FEET TO AN EXISTING HALF INCH REBAR WITH CAP STAMPED CRABTREE 2312, THENCE S 60 DEGREES 13 MINUTES 49 SECONDS E 119 44 FEET TO AN EXISTING HALF INCH REBAR WITH CAP STAMPED CRABTREE 2312, THENCE S 24 DEGREES 13 MINUTES 38 SECONDS E 64 22 FEET TO AN EXISTING HALF INCH REBAR WITH CAP STAMPED CRABTREE 2312, THENCE S 26 DEGREES 04 MINUTES 13 SECONDS E 36 81 FEET TO AN EXISTING HALF INCH REBAR WITH CAP STAMPED CRABTREE 2312, THENCE S 07 DEGREES 20 MINUTES 14 SECONDS W 199 59 FEET TO AN EXISTING HALF INCH REBAR WITH CAP STAMPED CRABTREE 2312, THENCE S 25 DEGREES 09 MINUTES 55 SECONDS E 136 01 FEET TO AN EXISTING HALF INCH REBAR WITH CAP STAMPED CRABTREE 2312, THENCE S 29 DEGREES 14 MINUTES 42 SECONDS E 61 72 FEET TO AN EXISTING HALF INCH REBAR WITH CAP STAMPED CRABTREE 2312, THENCE S 36 DEGREES 40 MINUTES 42 SECONDS E 237 64 FEET TO AN EXISTING HALF INCH REBAR WITH CAP STAMPED CRABTREE 2312, THENCE S 36 DEGREES 46 MINUTES 30 SECONDS E 219 77 FEET TO AN EXISTING HALF INCH REBAR WITH CAP STAMPED CRABTREE 2312, THENCE S 39 DEGREES 25 MINUTES 33 SECONDS E 100 99 FEET TO AN EXISTING HALF INCH REBAR WITH CAP STAMPED CRABTREE 2312, THENCE S 43 DEGREES 02 MINUTES 44 SECONDS E 70 68 FEET TO AN EXISTING HALF INCH REBAR WITH CAP STAMPED CRABTREE 2312, THENCE S 39 DEGREES 39 MINUTES 25 SECONDS W 22 65 FEET TO AN EXISTING HALF INCH REBAR WITH CAP STAMPED CRABTREE 2312, THENCE S27 DEGREES 11 MINUTES 46 SECONDS E 59 12 FEET TO AN EXISTING HALF INCH REBAR WITH CAP STAMPED CRABTREE 2312, THENCE S 67 DEGREES 15 MINUTES 44 SECONDS E 67 61 FEET TO AN EXISTING HALF INCH REBAR WITH CAP STAMPED CRABTREE 2312, THENCE S 00 DEGREES 34 MINUTES 40 SECONDS E 90 22 FEET TO AN EXISTING HALF INCH REBAR WITH CAP STAMPED CRABTREE 2312, THENCE S 19 DEGREES 01 MINUTES 36 SECONDS E 161 57 FEET TO AN EXISTING HALF INCH REBAR WITH CAP STAMPED CRABTREE 2312, THENCE S 11 DEGREES 56 MINUTES 40 SECONDS E 103 02 FEET TO AN EXISTING HALF INCH REBAR WITH CAP STAMPED CRABTREE 2312", THENCE S 21 DEGREES 42 MINUTES 06 SECONDS E 107 13' TO AN EXISTING HALF INCH REBAR WITH CAP STAMPED CRABTREE 2312, THENCE N 76 DEGREES 51 MINUTES 07 SECONDS W 83 26 FEET TO HALF INCH REBAR SET WITH CAP STAMPED DONEGAN RLS 3370 ON THE EAST SIDE OF HIGDON ROAD (25' FROM THE CENTER), THENCE WITH THE EAST

SIDE OF HIGDON ROAD WITH A CURVE TO THE LEFT WITH A RADIUS OF 1760 38 FEET, WITH AN ARC LENGTH OF 121 27 FEET, WITH A CHORD BEARING AND DISTANCE OF N 20 DEGREES 27 MINUTES 38 SECONDS W 121 25 FEET TO A POINT, THENCE N 22 DEGREES 26 MINUTES 03 SECONDS W 239 77 FEET TO A POINT, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 543 70 FEET, WITH AN ARC LENGTH OF 162 56 FEET, WITH A CHORD BEARING AND DISTANCE OF N 30 DEGREES 59 MINUTES 59 SECONDS W 161 96 FEET TO A POINT, THENCE N 39 DEGREES 33 MINUTES 56 SECONDS W 200 33 FEET TO A POINT, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 6904 20 FEET, WITH AN ARC LENGTH OF 125 84 FEET, WITH A CHORD BEARING AND DISTANCE OF N 40 DEGREES 05 MINUTES 15 SECONDS W 125 84 FEET A POINT, THENCE N 40 DEGREES 36 MINUTES 35 SECONDS W 290 90 FEET TO A POINT, THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 572 47 FEET, WITH AN ARC LENGTH OF 277 99 FEET, WITH A CHORD BEARING AND DISTANCE OF N 26 DEGREES 41 MINUTES 55 SECONDS W 275 26 FEET TO A POINT, THENCE N 12 DEGREES 47 MINUTES 15 SECONDS W 51 18 FEET TO A POINT, THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 569 21 FEET, WITH AN ARC LENGTH OF 264 99 FEET, WITH A CHORD BEARING AND DISTANCE OF N 00 DEGREES 32 MINUTES 58 SECONDS E 262 61 FEET TO A POINT, THENCE N 13 DEGREES 53 MINUTES 11 SECONDS E 61 08 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 5 02 ACRES, MORE OR LESS, ACCORDING TO PROJECT NO 37 BY DONEGAN FAMILY LAND SURVEYING LLC, WILLIAM B DONEGAN, R L S NO 3370, 204 N MAIN STREET, SUITE 18, DICKSON, TENNESSEE 37055, AND DATED DECEMBER 6, 2024

Being part of the same property conveyed to Lance T Carter by Quitclaim Deed Deed from Lance T Carter of record in Instrument No 20250207-0009305 Register's Office for Davidson County, Tennessee, dated December 31, 2024 and recorded on February 7, 2025

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Application for Greenbelt Assessment of record in Instrument No 20190904-0089120, in the Register's Office for Davidson County, Tennessee
- Easement(s) of record at Instrument No 20051025-0128819, in the aforesaid Register's Office
- Easement(s) of record at Instrument No 20190701-0063681, in the aforesaid Register's Office
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as **0 Higdon Rd, Joelton, Tennessee 37080**

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 5th DAY OF MAY, 2025

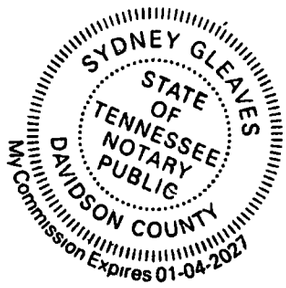
Lance T Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANCE T CARTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 5th of May, 2025

Notary Public
My Commission Expires _____
(SEAL)




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