Karen Johnson Davidson County
Batch# 1273553 DEEDWARR
05/15/2025 11:23:30 AM 5 pgs
Fees: $28.00 Taxes: $277.50
20250515-0038304

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $75,000.00 Affiant Subscribed and sworn to before me This 13th day of May 2025. Notary Public My Commission Expires: CATERIN M HODJIKJ VALIENTE Notary Public COMMONWEALTH OF MASSACHUSETTS My Commission Expires November 17, 2028

Address New Owners as:	**Tax Bill To:**	**Map / Parcel**
Thomas Family, LLC **5109 Harding Road** **Nashville, TN 37205**	**New Owner**	
This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16360		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Sara Heidtke McAleer, Successor Trustee of the Lymon Oscar Heidtke Revocable Living Trust,** (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **AMThomas Family, LLC, a Tennessee Limited Liability Company** (hereinafter referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land lying in the Twenty-Second Councilmanic District of Davidson County, Tennessee, being more particularly described as follows:

Tract I:

Beginning in the southerly right-of-way of Highway 70 South at a Northwesterly corner of S'S Transitory Group 4, LLC Property of record in Instrument No. 20001120-114749, R.O.D.C;

Thence with the boundary of said S's Transitory Group South 12 Deg. 36' 52" East, passing an iron rod at 6.78 feet and continuing on, in all, 157.08 feet to an iron rod;

Thence South 02 deg. 53' 30" East, 165.00 feet; Thence South 50 deg. 20" 00" West, 153.10 feet;

Thence South 35 deg. 40'00" West, 122.50 feet; Thence south 39 deg. 20' 00" East, 221.15 feet;

Thence South 89 deg. 14' 20" East, 121.80 feet; Thence North 51 deg. 41' 00" East, 709.15 feet;

Thence South 40 deg. 06'32" East, 61.85 feet to an iron rod in the northerly right of way of Interstate 1-40;

Thence with said Interstate right-of-way as follows:

South 50 deg. 00" 10" West, 659.13 feet to a concrete monument;

South 60 deg. 02' 11" West, 1,298.93 feet to an iron rod;

North 30 deg. 07' 28" West, 10.00 feet to a concrete monument:

South 59 deg. 52' 32" West, 169.90 feet to a southerly corner of Mable F. Smith, Trustee property of record as Instrument Number 2000328-0031165, R.O.D.C;

Thence with said Smith property as follows:

North 29 deg. 33' 19" East, 340.03 feet;

North 29 deg. 12' 09" West, 191.75 feet to an iron rod in the southerly right-of-way of Highway 70 South;

Thence with southerly right-of-way as follows:

Northeasterly with a curve to the left 307.33 feet, said curve having a radius of 535.50 feet, a central angle of 32 deg. 52' 56" and a chord of 303.12 feet at North 56 deg. 37' 54" East;

North 40 deg. 11' 26: East, 826.93 feet;

Northeasterly with a curve to the right 275.96 feet to the beginning, said curve having a radius of 790.90 feet,a central angle of 19 deg. 59' 30" and a chord of 274.56 feet at north 50 deg. 11' 11" East, containing 14.931 acres, more or less.

Being a portion of Lot Number 1 on the First revision of Corcoran/Maddox Property, of record in Plat Book 7900, page 742, Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Highway 70 Lake, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Bellevue I, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20110314-00199927. Lyman Oscar Heidtke, Jr. was the sole member of Highway 70 Lake, LLC, a Tennessee limited liability company. Lyman Oscar Heidtke, Jr. has since passed vesting interest in Sara Heidtke McAleer, aka Annsley Heidtke McAleer, as successor trustee of interest in accordance with the Lyman O. Heidtke Revocable Living Trust, dated August 26, 2022.

This is an unimproved property known as 0 Highway 70 South, Nashville, TN 37221.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, curtesy, homestead, community property or the other statutory martial rights, if any, of the spouse of any individual insured.
3. Taxes for 2025 and subsequent years, a lien not yet due and payable. Map&Parcel: 141000184.00
4. Easement of record in Instrument No. 20230710-0052377 which replaces Instrument No. 20230117-0003533, said the Register's Office.
5. All matters as shown on the Plan of record in Book 7900, Page 742, Register's Office for Davidson County, Tennessee.
6. Declaration of Reciprocal Easements and Restrictive Covenants of record in Book 9364, Page 926, Register's Office for Davidson County, Tennessee.
7. Grant of Transmission Line Easement of record in Book 2274, Page 96; Book 3184, Page 87, and in Book 3572, Page 251, Register's Office for Davidson County.
8. Lack of direct access to Interstate 40; such rights of access having been condemned in the suit styled D. W. Moulton, Commissioner, Department of Highways of the State of Tennessee vs. Edward M Polk and wife, Martha R Polk, Pail Schiel, Trustee, No. 58912, in the Second Circuit Court of Davidson County, Tennessee, dated March 5, 1962, of record in Book 3346, Page 133, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 13 day of May 2025.

Lyman Oscar Heidtke Revocable Living Trust

Sara Heidtke McA

By: Sara Heidtke McAleer
Title: Successor Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Annsley Heidtke McAleer, Successor Trustee for Lyman Oscar Heidtke Revocable Living Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Successor Trustee** for **The Lyman Oscar Heidtke Revocable Living Trust**, and as such **Successor Trustee** acknowledged the she is authorized to execute the foregoing instrument on behalf of **The Lyman Oscar Heidtke Revocable Living Trust,** the within named bargainor, and that he as such **Successor Trustee,** executed the foregoing instrument for the purpose therein contained, by signing **Annsley Heidtke McAleer for The Lyman Oscar Heidtke Revocable Living Trust as Successor Trustee.**

WITNESS my hand and official seal at Nashville, Tennessee, this 13 **day of May, 2025.**

Notary Public

My Commission Expires: 11/17/28

CATERIN M HODJIKJ VALIENTE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 17, 2028

Certificate of Authenticity

I, Robert J. Notestine III, 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 May 13, 2025.

AFFIANT SIGNATURE

May 15, 2025
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 15 day of May, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

