WARRANTY DEED

Karen Johnson Davidson County
Batch# 1275719 DEEDWARR
05/20/2025 11:27:30 AM 4 pgs
Fees: $23.00 Taxes: $2,053.50
20250520-0039667

TONI FARRELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 03-03-2026

MJ-ZS-25-2956-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/03/2026
(AFFIX SEAL)

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)
Johnny J. Reilman and Julia Ann Reilman	**Johnny J. Reilman and Julia Ann Reilman**	
(NAME) **2956 Morgan Road**	(NAME) **22291 N. Miller Lake Lane**	**015-00-0-027.00**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS) **Texico, IL 62889**	
(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, **MORGAN ROAD VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHNNY J. REILMAN AND JULIA ANN REILMAN, HUSBAND AND WIFE, AS JOINT TENANTS,** 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:

Land in Davidson County, Tennessee, being more particularly described as follows:

Lot 13Beginning at an Iron Pin Set (IPS), on the north Right of Way (R.O.W.) of Morgan Road (50' R.O.W.), at the southeast corner of Sperry Whiteway, as recorded in Instrument #20230927 0075636, Register's Office Davidson County (R.O.D.C.); thence, leaving said road and with Whiteway, N 07°54'49" W, a distance of 558.98' to an Iron Pin Found (IPF), at the northeast corner of Whiteway and the east boundary of State of Tenn, as recorded in Instrument #00003308 0000301, R.O.D.C.; thence, with State of Tenn, the following calls: N 38°23'16" E, a distance of 241.16' to an IPF; N 01°03'02" W, a distance of 244.64' to a an IPF at the eastern most southeast corner of State of Tenn; S 88°21'55" W, a distance of 402.02' to a Fence Post; N 02°17'35" E, a distance of 134.00' to an IPS; N 14°08'58" E, a distance of 214.30' to an IPF; N 61°30'44" E, a distance of 511.14' to an IPS; N 00°56'02" W, a distance of 227.40' to a an IPS at the northeast corner of State of Tenn; S 87°17'45" W, a distance of 49.14' to an IPF; S 53° 58'06" W, a distance of 761.50' to an Iron Stake; N 82°39'52" W, a distance of 487.98' to a Fence Post in a fence at the southeast corner of State of Tenn, as recorded in Instrument #00003641 0000564, R.O.D.C.; thence with State of Tenn, (Instrument #00003641 0000564) and a fence, N 08°35'27" E, a distance of 600.84' to an IPF at the southwest corner of Brian Chase and Will Adams, as recorded in Instrument #20100122 0005851, R.O.D.C.; thence, leaving said fence with Chase and Adams the following calls: S 81°23'44" E, a distance of 546.13' to an IPF; S 88°33'54" E, a distance of 117.43' to an IPF; S 79° 37'58" E, a distance of 437.74' to an IPF; S 78°11'46" E, a distance of 300.35' to an IPS; S 86°00'00" E, a distance of 465.33' to an IPF; S 76°38'39" E, a distance of 128.88' to an IPS; S 63°29'10" E, a distance of 18.04' to a IPS; N 50°07'00" E, a distance of 12.66' to a IPS; S 76°11'47" E, a distance of 82.20' to a Point in the Centerline of a Creek; thence, leaving Chase and Adams with a new Morgan Road Ventures, LLC severance line, the following calls: S 65°04'33" W, a distance of 180.65' to a Point; S 16°25'22" W, leaving said creek, a distance of 226.56' to an IPS; S 00°51'59" W, a distance of 247.06' to an IPS; S 19°18'37" W, a distance of 418.82' to an IPS; S 42°25'06" W, a distance of 124.20' to an IPS; N 90°00'00" E, a distance of 391.70' to an IPS; N 54°16'18" E, a distance of 382.69' to an IPS; S 05°18'20" E, a distance of 57.98' to an IPS, at the northeast corner of Dona Owen, as recorded in Instrument #20221003 0108918, R.O.D.C.; thence, leaving said severance line and with Owen, the following calls: S 54°16'18" W, a distance of 353.33' to an IPS, at the northwest corner of Owen; S 34°48'23" E, a distance of 143.90' to an IPF; S 38°36'58" E, a distance of 204.05' to an IPF, at the southwest corner of Owen and the north boundary of Deborah Brown, as recorded in Instrument #00007545 0000753; thence, with Brown, S 66° 02'08" W, a distance of 80.29' to an IPS at the northwest corner of Brown and on the east boundary of John Washington Jr., as recorded in Instrument #20030602 0074265; thence, with Washington Jr., the

following calls: N 06°08'13" E, a distance of 14.96' to an IPF, at the northeast corner of Washington Jr; N 83°59'17" W, a distance of 164.59' to an IPF, at the northwest corner of Washington Jr. and the northeast corner of James Davies Etux, as recorded in Instrument #00008343 0000812, R.O.D.C.; thence, with Davies, N 83°48'40" W, a distance of 180.32' to a Concrete Monument, at the northwest corner of Davies and the northeast corner of Conrada Najera and Nalley Piedra, as recorded in Instrument #20201112 0133291; thence, with Najera and Piedra, N 83°05'03" W, a distance of 119.75' to an IPF, at the northwest corner of Najera and Piedra and the northeast corner of Erik and Angela Smithson, as recorded in Instrument #20210818 011842; thence, with Smithson, N 83°19'07" W, a distance of 180.17' to an IPF, at the northwest corner of Smithson and the northeast corner of Linda Anderson, as recorded in Instrument #20160202 0010257; thence, with Anderson, N 83°18'34" W, a distance of 179.89' to an IPF, at the northwest corner of Anderson and the northeast corner of Gary Moore Sr. Etux, as recorded in Instrument #00006383 000124, R.O.D.C.; thence, with Moore Sr., N 82°46'21" W, a distance of 119.95' to an IPF, at the northwest corner of Moore Sr. and the northeast corner of Benjamin and Kristianna Froehlich, as recorded in Instrument #20180212 0013603, R.O.D.C.; thence, with Froehlich, N 83°19'59" W, passing the northwest corner of Froehlich and the northeast corner of Charles Morris, as recorded in Instrument #20160630 0066675, a distance of 239.42' to a Concrete Monument at the northwest corner of Morris; S 06°42'55" W, a distance of 471.24' to an IPS on the north R.O.W. of Morgan Road, at the southwest corner of Morris; thence, leaving Morris and with the north R.O.W. of said road, N 83°13'47" W, a distance of 61.67' to the Point of Beginning. Containing 45.65 acres, more or less, as surveyed by T-Square Engineering, J. Mark Cantrell, TN PLS# 1859, on May 6th, 2024.

Also herewith conveyed is a joint driveway easement of record in Instrument No. ___20250520039666___, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Morgan Road Ventures, LLC, a Tennessee limited liability company by Warranty Deed from E. Wayne Winters and Annette E. Winters of record in Instrument No. 20220114-0006237 Register's Office for Davidson County, Tennessee, dated January 10, 2022 and recorded on January 14, 2022.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Any taxes or assessments not posted on the records of the taxing authority(ies) of which the Land described in Schedule A hereof is subject, including but not limited to: Supplemental, Revised, and/or Corrected Assessments pursuant to T.C.A. Section 67-5-509 and section 67-5-603 et seq. dealing with any improvements completed after January 1and before September 1 of any year or Back Assessments pursuant to T.C.A. Section 67-1-1001 et. seq.; or taxes based on a change in the classification of the Insured Land (Roll Back Taxes) pursuant to T.C.A. Section 67-5-1001 et seq.

The Land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.
- Application for Greenbelt Assessment - Agricultural of record in Book 8899, Page 219, in the Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessment - Forest Land of record in Instrument Number 20230313-0018058, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement for Ingress, Egress and Utilities of record in Instrument Number 20230410-0025660, in the Register's Office for Davidson County, Tennessee.
- Possible Lease Agreements of record in Book 9424, Page 431; Book 4868, Page 914 and Instrument No. 20140520-0043470, in the Register's Office for Davidson County, Tennessee.
- Subject to the maintenance requirement in Joint Driveway Easement, Utility Easement and Mutual Maintenance Agreement of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2956 Morgan Road, 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 16th DAY OF MAY, 2025.

Morgan Road Ventures, LLC
BY: Gary Lynn Ealey
Lynn Ealey
Authorized Member

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNN EALEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of MORGAN ROAD VENTURES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of May, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 16, MAY 2025.

Custodian's Signature 05/19/2025 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 19 day of MAY 2025.

Notary Public

MY COMMISSION EXPIRES: 5/24/2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY