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 and 140-00-0-009.00	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 FOUR HUNDRED THIRTY-FOUR THOUSAND EIGHT HUNDRED SIXTY AND 72/100 DOLLARS ($434,860.72) 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.

A copy of a Survey of the Property has been attached hereto and incorporated herein by reference as Exhibit C.

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 improved property located at 8733 & 8811 Newson Station Road, Nashville, Davidson County, Tennessee 37221, containing 12.76 acres more or less.

Karen Johnson
Batch # 1277502
05/27/2025 09 21 AM
Fees $37 00 Taxes $0 00

Davidson County
DEEDWARR
7 pgs

20250527-0041328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $434,860.72.

Affiant

Subscribed and sworn to before me this 23rd day of May, 2025.

Notary Public

My Commission expires:

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

Witness, this the 23 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 23rd day of May, 2025.

Notary Public

My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires NOV 8 2028

Exhibit A

Tract #2

Beginning at a 5/8" rebar (set) being noted as CRN #15 and having State Plane Coordinates of Northing 636716.65 Easting 1675037.13 being the southwestern corner of this described parcel located in the northern right-of-way of Interstate 40 as well as being located S 69 Degrees 52 Minutes 25 Seconds W 17.75 feet from a power pole and furthermore being located S 88 Degrees 35 Minutes 45 Seconds W 1668.92 feet from a GPS Base Point having State Plane Coordinates of Northing 636757.55 Easting 1676705.54; thence leaving Interstate 40 and going with Tract #1 of the Old Mill Partnership property N 00 Degrees 44 Minutes 14 Seconds E 37.90 feet to a PK Nail (set) being noted as CRN #13 and having State Plane Coordinates of Northing 636754.54 Easting 1675037.62; thence continuing with the same S 81 Degrees 13 Minutes 37 Seconds E 87.93 feet to a 5/8" rebar (set); thence S 89 Degrees 40 Minutes 06 Seconds E 87.09 feet to a point; thence N 89 Degrees 35 Minutes 44 Seconds E 173.33 feet to a 5/8" rebar (set); thence N 86 Degrees 49 Minutes 33 Seconds E 108.16 feet to a point; thence N 84 Degrees 45 Minutes 40 Seconds E 73.06 feet to a 5/8" rebar (set); thence N 88 Degrees 51 Minutes 26 Seconds E 206.14 feet to a 5/8" rebar (set); thence S 82 Degrees 41 Minutes 38 Seconds E 87.44 feet to a 5/8" rebar (set); thence S 83 Degrees 50 Minutes 00 Seconds E 271.68 feet to a 5/8" rebar (set); thence S 85 Degrees 11 Minutes 54 Seconds E 432.72 feet to a 5/8" rebar (set) being noted as CRN #12 and State Plane Coordinates of Northing 636682.10 Easting 1676559.83; thence N 80 Degrees 29 Minutes 43 Seconds E 134.29 feet to a 5/8" rebar (set); thence S 81 Degrees 08 Minutes 43 Seconds E 506.34 feet to a 5/8" rebar (set); thence S 80 Degrees 09 Minutes 10 Seconds E 834.62 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 S 00 Degrees 34 Minutes 08 Seconds E 377.64 feet to a 5/8" rebar (set) being noted as CRN #10 and having State Plane Coordinates of Northing 636105.97 Easting 1678018.65; thence leaving Old Mill Partnership property and going with the right-of-way of Interstate 40 N 65 Degrees 47 Minutes 07 Seconds W 373.23 feet to a concrete monument; thence along a curve having an arc length of 2453.34 feet, with a radius of 5205.50 feet, and a chord of N 79 Degrees 12 Minutes 31 Seconds W 2430.70 feet along a curve to a ½" rebar (found), thence S 87 Degrees 12 Minutes 31 Seconds W 233.73 feet to a concrete monument being noted as CRN #14 and having State Plane Coordinates of Northing 636702.78 Easting 1675057.10; thence N 02 Degrees 53 Minutes 54 Seconds W 14.69 feet to a concrete monument; thence S 87 Degrees 35 Minutes 26 Seconds W 19.24 feet to the point of beginning being 8.25 acres as surveyed by Christopher M. Vick R.L.S #2164 on 13 February 2025.

Tract #3

Beginning at a ½" rebar (found) being noted as CRN #1 and having State Plane Coordinates of Northing 636724.57 Easting 1673464.19 being the northwestern corner of this described parcel located in the southern right-of-way of Newsom Station Road as well as being located S 56 Degrees 23 Minutes 25 Seconds W 198.89 feet from a power pole and furthermore being located S 89 Degrees 25 Minutes 02 Seconds W 3241.52 feet from a GPS Base Point having State Plane Coordinates of Northing 636757.55 Easting 1676705.54; thence going with the said right-of-way along a curve having an arc length of 448.68 feet, with a radius of 598.00 feet, and a chord of N 45 Degrees 38 Minutes 22 Seconds E 438.23 feet along a curve to a ½" rebar (found); thence N 24 Degrees 12 Minutes 57 Seconds E 153.71 feet to a ½" rebar (found) being noted as CRN #2 and having State Plane Coordinates of Northing 637171.15 Easting 1673840.55; thence leaving Newsom Station Road and going with the right-of-way of CSX Railroad S 47 Degrees 54 Minutes 32 Seconds E 709.58 feet to a PK Nail (set) being noted as CRN #3 and having State Plane Coordinates of Northing 636695.51 Easting 1674367.11; thence leaving CSX Railroad and going with the right-of-way of Interstate 40 S 87 Degrees 27 Minutes 48 Seconds W 467.20 feet to a concrete monument being noted as CRN #4 and having State Plane Coordinates of Northing 636674.84 Easting 1673900.37; thence N 03 Degrees 33 Minutes 04 Seconds W 40.12 feet to a concrete monument; thence S 87 Degrees 21 Minutes 42 Seconds W 421.88 feet to a ½" rebar (found) being noted as CRN #5 and having State Plane Coordinates of Northing 636695.46 Easting

1673476.46; thence N 22 Degrees 50 Minutes 46 Seconds W 31.59 feet to the point of beginning being 4.51 acres as surveyed by Christopher M. Vick R.L.S #2164 on 13 February 2025.

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. Lease to National Advertising Company of record in Book 4258, Page 693, Book 4258, Page 695, Book 4258, Page 697, and Book 4258, Page 699, in the Register's Office for Davidson County, Tennessee.
8. Lease to National Advertising Company of record in Book 6218, Page 943, Book 6245, Page 147, and Book 6245, Pageg 151, in the Register's Office for Davidson County, Tennessee.
9. Lease Renewal Agreement to National Advertising Company, a Delaware corporation doing business as #M Media of record in Book 9635, Page 131, Book 9635, Page 134, Book 9635, Page 137, Book, and Book 9635, Page 140, in the Register's office for Davidson County, Tennessee.
10. Easements to The State of Tennessee of record in Book 3369, Page 316, in the Register's Office for Davidson County, Tennessee.
11. 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.
12. 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.
13 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.
14. Lack of direct access to Highway I-40 from the Property, such right of access having been granted as to part of the property by John Smallman Cowden and wife, Ruby S. Cowden, to the State of Tennessee by a judgment, a certified copy of which is of record in Book 3369, Page 316, in the Register's Office for Davidson County, Tennessee, and a drainage easement of 0.67 acres was also granted to the State of Tennessee.
15. Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
16. Right-of-way of all roads of the Nashville, Chattanooga & St. Louis Railway and spur tracks, if any, lying within the boundaries of the Property, including but not limited to, right-of-way having been granted by deed from S.F. Newsom to Nashville, Chattanooga & St. Louis Railway, of record in Book 341, Page 277, Register's Office for Davidson County, Tennessee; by deed

from S.F. Newsom to Nashville, Chattanooga & St. Louis Railway, of record in Book 350, Page 371, Register's Office for Davidson County, Tennessee; by deed from J.B. Ezzell and wife, Fanny M. Ezzell, to Nashville, Chattanooga & St. Louis Railway, of record in Book 362, Page 561, Register's Office for Davidson County, Tennessee; and by deed from J.B. Ezzell and wife, Fanny Moran Ezzell, to Nashville, Chattanooga & St. Louis Railway, of record in Book 513, Page 396, Register's Office for Davidson County, Tennessee. Note that the latter deed included the grant to the Railway of the perpetual right to lay and maintain a water pipe from the lot conveyed along the edge of the Harpeth River in an easterly direction to a point above the mill dam for the purpose of securing water from the mill pond.

17. Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832, Register's Office for Davidson County, Tennessee.

EXHIBIT C
TRANSACTION NUMBER 24-04-002

