Karen Johnson Davidson County
Batch # 1283499 DEEDWARR
06/09/2025 12:20:32 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20250609-0045153

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
25-10041

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $1,100,000.00

R. MARK DOUGAL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/27/2027 WILLIAMSON COUNTY

Sworn to and subscribed before me this 4 day of ~~May, 2025~~ JUNE, 2025

Affiant

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Joelton TC Ventures, LLC	New Owner	22.01-0-003.00
FL2, 2925 Berry Hill Dr.		22.01-0-002.00
Nashville, TN 37204		21.04-0-010.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joe N. Smith, a married man,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto, **Joelton TC Ventures, LLC,** a Tennessee limited liability company, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A.

Being part of the same property conveyed to Joe N. Smith, married, by Warranty Deed from Larry Crabtree, unmarried, of record in Instrument No. 20200817-0091793, in the Registers Office of Davidson County, Tennessee, dated August 11, 2020, and recorded on August 17, 2020.

Being part of the same property conveyed to Joe N. Smith, by Warranty Deed from Joe N. Smith, Trustee under the Supplemental Needs Trust of Alma N. Smith, a forty percent share; Joe N. Smith, a thirty percent share; and Joy Patterson, a thirty percent share, of record in Instrument No. 20050505-0050805, in the Registers Office of Davidson County, Tennessee, dated March 30, 2005, and recorded on May 05, 2005.

This is unimproved property known as **6371, 6375 Eatons Creek Road, Joelton, TN 37080 and 0 Binkley Road, Joelton, TN 37080.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that 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 otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 29 day of May, 2025.

Joe N. Smith

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joe N. Smith**, the within named bargainor, with whom I am personally acquainted (or proved his identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 29 day of May, 2025.

Notary Public

My Commission Expires: 7/7/2026

FAITH NATALIE PETRAS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

EXHIBIT "A"

BEING A TRACT OF LAND IN THE 1ST COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS LOT NOS. 11 AND 12 ON THE PLAN OF FELTSWOOD, SECTION ONE AS OF RECORD IN PLAT BOOK 3700, PAGE 13, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO JOE N. SMITH AS OF RECORD IN INSTRUMENT NO. 20050505-0050805, SAID REGISTER'S OFFICE; SAID LEGAL DESCRIPTION BEING PARCELS 2.00 AND 3.00 ON DAVIDSON COUNTY TAX MAP NO. 22-01 AND PART OF PARCEL 10.00 ON DAVIDSON COUNTY TAX MAP NO. 22-04 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (FOUND) ON THE WESTERLY MARGIN OF EATONS CREEK ROAD, A 50-FOOT WIDE RIGHT-OF-WAY, AT THE SOUTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JANICE WYRICK FINNEY (PARCEL 5.00-TAX MAP NO. 22-01) AS OF RECORD IN BOOK 5158, PAGE 647, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID CONCRETE MONUMENT BEING THE NORTHEASTERLY PROPERTY CORNER OF LOT NO. 11 ON THE PLAN OF FELTSWOOD, SECTION ONE; THENCE,

1. WITH THE WESTERLY MARGIN OF EATONS CREEK ROAD, IN A SOUTHWESTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 39 MINUTES 09 SECONDS, A RADIUS OF 4511.21-FEET, FOR AN ARC LENGTH OF 130.10 FEET TO AN IRON ROD (FOUND) AT THE COMMON PROPERTY CORNER OF SAID LOT NOS. 11 AND 12, PLAN OF FELTSWOOD, SECTION ONE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 57 MINUTES 58 SECONDS WEST, 130.10 FEET; THENCE,
2. CONTINUING WITH SAID WESTERLY MARGIN, IN A SOUTHWESTERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 45 MINUTES 28 SECONDS, A RADIUS OF 4511.21-FEET, FOR AN ARC LENGTH OF 138.40 FEET TO AN IRON ROD (FOUND) AT THE NORTHERLY END OF THE NORTHWESTERLY RETURN CURVE AT THE INTERSECTION OF SAID EATONS CREEK ROAD AND FELTSWOOD DRIVE (UNIMPROVED), A 50-FOOT WIDE RIGHT-OF-WAY; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 15 MINUTES 39 SECONDS WEST, 138.39 FEET; THENCE,
3. WITH SAID RETURN CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 81 DEGREES 44 MINUTES 43 SECONDS, A RADIUS OF 30.16-FEET, FOR AN ARC LENGTH OF 43.03 FEET TO AN IRON ROD (SET) ON THE NORTHERLY MARGIN OF SAID FELTSWOOD DRIVE (UNIMPROVED); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 58 DEGREES 32 MINUTES 50 SECONDS WEST, 39.47 FEET; THENCE,
4. WITH THE NORTHERLY MARGIN OF SAID FELTSWOOD DRIVE (UNIMPROVED), NORTH 80 DEGREES 35 MINUTES 41 SECONDS WEST, 225.89 FEET TO AN IRON ROD (SET) AT THE WESTERLY TERMINUS OF SAID FELTSWOOD DRIVE; THENCE,
5. WITH THE WESTERLY TERMINUS OF SAID FELTSWOOD DRIVE (UNIMPROVED), SOUTH 16 DEGREES 32 MINUTES 38 SECONDS WEST, 25.88 FEET TO AN IRON ROD (FOUND); THENCE,
6. NORTH 73 DEGREES 40 MINUTES 47 SECONDS WEST, 5.00 FEET TO AN IRON ROD (FOUND); THENCE,
7. SOUTH 15 DEGREES 48 MINUTES 20 SECONDS WEST, 25.08 FEET TO AN IRON ROD (FOUND) AT THE NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO TIFFANY L. LEE AS OF RECORD IN INSTRUMENT NO. 20240419-0028374, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD BEING THE MOST SOUTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,
8. WITH THE NORTHERLY AND WESTERLY PROPERTY LINES OF SAID TIFFANY L. LEE PROPERTY, NORTH 73 DEGREES 42 MINUTES 30 SECONDS WEST, 99.91 FEET TO AN IRON ROD (FOUND); THENCE,
9. IN A NORTHWESTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 59 MINUTES 58 SECONDS, A RADIUS OF 1883.11-FEET, FOR AN ARC LENGTH OF 197.18 FEET TO AN IRON ROD (FOUND); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 76 DEGREES 43 MINUTES 46 SECONDS WEST, 197.09 FEET; THENCE,
10. NORTH 79 DEGREES 47 MINUTES 20 SECONDS WEST, 95.23 FEET TO AN IRON ROD (FOUND); THENCE,
11. IN A NORTHWESTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 52 MINUTES 42 SECONDS, A RADIUS OF 947.43-FEET, FOR AN ARC LENGTH OF 179.88 FEET TO AN IRON ROD (FOUND); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 74 DEGREES 15 MINUTES 18 SECONDS WEST, 90.21 FEET; THENCE,
12. IN A SOUTHWESTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 88 DEGREES 46 MINUTES 39 SECONDS, A RADIUS OF 25.00-FEET, FOR AN ARC LENGTH OF 38.74 FEET TO AN IRON ROD (FOUND); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 66 DEGREES 53 MINUTES 45 SECONDS WEST, 34.98 FEET; THENCE,

13. SOUTH 21 DEGREES 19 MINUTES 11 SECONDS WEST, 214.66 FEET TO AN IRON ROD (SET) IN THE NORTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO JOE N. SMITH (PARCEL 19.00-TAX MAP 21) AS OF RECORD IN INSTRUMENT NO. 20050505-0050805, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
14. WITH THE NORTHERLY PROPERTY LINE OF SAID JOE N. SMITH PROPERTY, IN PART, NORTH 74 DEGREES 24 MINUTES 43 SECONDS WEST, 50.40 FEET TO AN IRON ROD (SET); THENCE,
15. NORTH 74 DEGREES 24 MINUTES 23 SECONDS WEST, 60.95 FEET TO AN IRON ROD (SET); THENCE,
16. LEAVING THE NORTHERLY PROPERTY LINE OF SAID JOE N. SMITH PROPERTY, AND WITH A NEW SEVERANCE LINE THROUGH WHICH THIS TRACT IS A PART OF, NORTH 22 DEGREES 18 MINUTES 22 SECONDS EAST, 303.27 FEET TO AN IRON ROD (SET) IN THE SOUTHERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO KRISTI CUTRELL AS OF RECORD IN INSTRUMENT NO. 20220914-0102461, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
17. WITH THE SOUTHERLY PROPERTY LINE OF SAID KRISTI CUTTRELL, IN PART, SOUTH 67 DEGREES 08 MINUTES 42 SECONDS EAST, 68.44 FEET TO AN IRON ROD (FOUND) AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO LIMONETI LOPEZ AS OF RECORD IN INSTRUMENT NO. 20220601-0062968, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
18. WITH THE SOUTHERLY PROPERTY LINE OF SAID LIMONETI LOPEZ, SOUTH 67 DEGREES 32 MINUTES 01 SECONDS EAST, 38.79 FEET TO AN IRON ROD (FOUND); THENCE,
19. IN A SOUTHEASTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15 DEGREES 32 MINUTES 23 SECONDS, A RADIUS OF 676.11-FEET, FOR AN ARC LENGTH OF 183.37 FEET TO AN IRON ROD (FOUND) AT THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO SPENCER LONNIE MCDANIEL ETUX AS OF RECORD IN INSTRUMENT NO. 20201223-0152870, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 73 DEGREES 04 MINUTES 37 SECONDS EAST, 182.81 FEET; THENCE,
20. WITH THE SOUTHERLY AND EASTERLY PROPERTY LINE OF SAID SPENCER LONNIE MCDANIEL ETUX, IN A SOUTHEASTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 40 MINUTES 33 SECONDS, A RADIUS OF 897.81 FEET, FOR AN ARC LENGTH OF 10.59 FEET TO AN IRON ROD (FOUND); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 79 DEGREES 34 MINUTES 19 SECONDS EAST, 10.59 FEET; THENCE,
21. SOUTH 78 DEGREES 58 MINUTES 42 SECONDS EAST, 94.86 FEET TO AN IRON ROD (SET); THENCE,
22. IN A SOUTHEASTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 25 MINUTES 21 SECONDS, A RADIUS OF 1933.11-FEET, FOR AN ARC LENGTH OF 81.73 FEET TO AN IRON ROD (FOUND): SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 19 MINUTES 13 SECONDS EAST, 81.73 FEET; THENCE,
23. WITH THE EASTERLY PROPERTY LINE OF SAID SPENCER LONNIE MCDANIEL ETUX, NORTH 12 DEGREES 53 MINUTES 00 SECONDS EAST, 258.71 FEET TO AN IRON ROD (SET) AT THE COMMON REAR PROPERTY CORNER OF LOT NOS. 9 AND 10 AS SHOWN ON THE PLAN OF FELTSWOOD SUBDIVISION, SECTION ONE AS OF RECORD IN PLAT BOOK 3700, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,
24. WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT NO. 10, FELTSWOOD SUBDIVISION, SECTION ONE, NORTH 89 DEGREES 27 MINUTES 32 SECONDS EAST, 80.28 FEET TO AN IRON ROD (SET); THENCE,
25. WITH THE EASTERLY PROPERTY LINE OF SAID LOT NO. 10, IN PART, NORTH 23 DEGREES 01 MINUTES 52 SECONDS EAST, 95.77 FEET TO AN IRON PIPE (FOUND) AT THE SOUTHWESTERLY PROPERTY CORNER OF THE AFOREMENTIONED JANICE WYRICK FINNEY PROPERTY; THENCE,
26. WITH THE SOUTHERLY PROPERTY LINE OF SAID JANICE WYRICK FINNEY, SOUTH 67 DEGREES 03 MINUTES 14 SECONDS EAST, 415.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 222,156 SQUARE FEET OR 5.10 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES. FROM A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY JTA LAND SURVEYING, INC., JOB NO. 2024-366 (EXHIBIT "A") DATED 5-27-25.