Karen Johnson Davidson County
Batch # 1298598 DEEDWARR
07/18/2025 09 11.42 AM 7 pgs
Fees $38 00 Taxes $6,012 50
20250718-0056670

WARRANTY DEED

File No.: 2025-0331

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,625,000.00.

Affiant

Subscribed and sworn to before me on July 16th, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO:	MAP - PARCEL NO.:
Joshua Felix Karns and Jessy Marie Karns PO BOX 76 Mt. Juliet TN 37121	Joshua Felix Karns Jessy Marie Karns PO BOX 76 Mt. Juliet TN 37121	037-00-0-013.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **WILL COBLE, UNMARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JOSHUA FELIX KARNS AND JESSY MARIE KARNS, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Unimproved property known as 0 Little Marrowbone Rd., Ashland City, TN 37015.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand on July 11, 2025.

Grantor:

Will Coble

Will Coble

STATE OF Colorado
COUNTY OF Pitkin

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Will Coble, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of July, 2025.

Shannon Bison

Notary Public

My Commission expires: 10-13-25

SHANNON BISON
NOTARY PUBLIC
State of Colorado
Notary ID # 20214039545
My Commission Expires 10/13/2025

EXHIBIT "A"
LEGAL DESCRIPTION

BEING A TRACT OF LAND IN THE FIRST COUNCILMANIC DISTRICT OF METROPOLITAN-NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A CAPPED IRON ROD NEW, IN THE NORTHERLY MARGIN OF LITTLE MARROWBONE ROAD, AT A DISTANCE OF 25 FEET FROM THE CENTER OF SAID ROAD, SAID ROD BEING THE SOUTHWEST BOUNDARY CORNER OF THE RINGERMANN PROPERTY (INSTRUMENT NO. 20190212-0013079) FORMERLY THE J. D. STEVENS PROPERTY, THENCE LEAVING SAID MARGIN, SOUTH 32 DEG 32 MIN 16 SEC WEST, AT A DISTANCE OF 37.77 FEET TO A POINT IN THE CENTERLINE OF LITTLE MARROWBONE ROAD; THENCE WITH SAID CENTERLINE, WITH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 709.83 FEET, AN ARC LENGTH OF 181.56 FEET AND A CHORD BEARING OF SOUTH 65 DEG 31 MIN 23 SEC WEST, AT A CHORD DISTANCE OF 181.06 FEET TO A POINT; THENCE, SOUTH 58 DEG 11 MIN 45 SEC WEST, AT A DISTANCE OF 156.07 FEET TO A POINT, THENCE WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 754.55 FEET, AN ARC LENGTH OF 275.70 FEET AND A CHORD BEARING OF SOUTH 68 DEG 39 MIN 48 SEC WEST, AT A CHORD DISTANCE OF 274.17 FEET TO A POINT; THENCE, SOUTH 79 DEG 07 MIN 51 SEC WEST, AT A DISTANCE OF 152.25 FEET TO A POINT; THENCE WITH A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 889.66 FEET, AN ARC LENGTH OF 239.50 FEET AND A CHORD BEARING OF SOUTH 71 DEG 25 MIN 07 SEC WEST, AT A CHORD DISTANCE OF 238.78 FEET TO A POINT; THENCE, SOUTH 63 DEG 42 MIN 23 SEC WEST, AT A DISTANCE OF 178.84 FEET TO A POINT; THENCE WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,358.20 FEET, AN ARC LENGTH OF 246.49 FEET AND A CHORD BEARING OF SOUTH 66 DEG 42 MIN 03 SEC WEST, AT A CHORD DISTANCE OF 246.38 FEET TO A POINT; THENCE, SOUTH 69 DEG 41 MIN 43 SEC WEST, AT A DISTANCE OF 110.74 FEET TO A POINT; THENCE WITH A CURVE TO LEFT, HAVING A RADIUS OF 1,608.17 FEET, AN ARC LENGTH 40.47 FEET, AND A CHORD BEARING OF SOUTH 68 DEG 58 MIN 27 SEC WEST, AT A CHORD DISTANCE OF 40.47 FEET TO A POINT; THENCE LEAVING THE SAID CENTERLINE, NORTH 09 DEG 50 MIN 54 SEC EAST, PASSING THROUGH A 1 INCH IRON PIPE OLD AT A DISTANCE OF 26.10 FEET, BEING THE EASTMOST SOUTHEAST BOUNDARY CORNER OF THE 4794 LITTLE MARROWBONE TRUST, AS EVIDENCED IN INSTRUMENT NO. 20080507-004694, R.O.D.C., TN., AND CONTINUING FOR 3.18 FEET TO A POINT IN THE NORTHERLY MARGIN OF LITTLE MARROWBONE ROAD, AND CONTINUING FOR 128.01 FEET, FOR A TOTAL DISTANCE OF 157 29 FEET TO AN IRON ROD OLD, BEING THE EASTMOST NORTHEAST BOUNDARY CORNER OF THE SAID 4794 LITTLE MARROWBONE TRUST; THENCE WITH THE EASTMOST NORTH BOUNDARY LINE OF THE SAID 4794 LITTLE MARROWBONE TRUST, NORTH 82 DEG 17 MIN 57 SEC WEST, AT A DISTANCE OF 1,145.49 FEET TO AN IRON ROD OLD; THENCE WITH THE EAST BOUNDARY OF THE SAID 4794 LITTLE MARROWBONE TRUST, NORTH 14 DEG 33 MIN 21 SEC WEST, AT A DISTANCE OF 344.84 FEET TO A 1/4 INCH IRON ROD OLD; THENCE, NORTH 34 DEG 21 MIN 54 SEC WEST, AT A DISTANCE OF 184.14 FEET TO AN IRON ROD OLD; THENCE, NORTH 30 DEG 10 MIN 10 SEC WEST, AT A DISTANCE OF 255.72 FEET TO A CAPPED IRON ROD OLD, RLS#2212; THENCE, NORTH 37 DEG 10 MIN 48 SEC WEST, AT A DISTANCE OF 148.45 FEET TO AN IRON ROD OLD, THENCE, NORTH 35 DEG 17 MIN 38 SEC WEST, AT A DISTANCE OF 116.11 FEET TO A CAPPED IRON ROD OLD, RLS#2212; THENCE WITH THE NORTH BOUNDARY LINE OF THE SAID 4794 LITTLE MARROWBONE TRUST, NORTH 64 DEG 04 MIN 17 SEC EAST, PASSING THROUGH A CAPPED WITNESS IRON ROD NEW AT A DISTANCE OF 188.34 FEET, AND CONTINUING FOR 26.91 FEET, FOR A TOTAL DISTANCE OF 215.25 FEET TO A POINT IN THE BRANCH, BEING THE SOUTHEAST BOUNDARY CORNER OF THE MICKEY TERRY FRANKLIN ET UX PROPERTY, AS EVIDENCED IN BOOK 5100, PAGE 113, R.O.D C., TN.; THENCE WITH THE MEANDERS OF THE SAID BRANCH AND THE EAST BOUNDARY LINE OF THE SAID FRANKLIN PROPERTY, NORTH 42 DEG 54 MIN 29 SEC WEST, AT A DISTANCE OF 25 33 FEET TO A POINT; THENCE, NORTH 23 DEG 42 MIN 43 SEC WEST, AT A DISTANCE OF 149.79 FEET TO A POINT; THENCE, NORTH 32 DEG 38 MIN 48 SEC WEST, AT A DISTANCE OF 76.27 FEET TO A POINT; THENCE, NORTH 58 DEG 09 MIN 38 SEC WEST, AT A DISTANCE OF 121.96 FEET TO A POINT; THENCE, NORTH 37 DEG 33 MIN 50

SEC WEST, AT A DISTANCE OF 104.92 FEET TO A POINT; THENCE, NORTH 08 DEG 50 MIN 43 SEC WEST, AT A DISTANCE OF 36.62 FEET TO A POINT; THENCE, NORTH 00 DEG 21 MIN 45 SEC EAST, AT A DISTANCE OF 29.89 FEET TO A P.K. NAIL & BOTTLE CAP NEW; THENCE, NORTH 10 DEG 07 MIN 51 SEC WEST, AT A DISTANCE OF 39.10 FEET TO A POINT; THENCE, NORTH 41 DEG 15 MIN 11 SEC WEST, PASSING THROUGH A POINT AT A DISTANCE OF 8.23 FEET, BEING THE APPROXIMATE SOUTHEAST BOUNDARY CORNER OF THE JESSY MARIE FRANKLIN PROPERTY, AS EVIDENCED IN BOOK 10102, PAGE 466, R.O.D.C., TN., AND CONTINUING WITH THE SAID BRANCH AND NOW THE EAST BOUNDARY OF THE SAID JESSY MARIE FRANKLIN PROPERTY AT A DISTANCE OF 77 22 FEET, FOR A TOTAL DISTANCE OF 85.45 FEET TO A POINT; THENCE, NORTH 61 DEG 55 MIN 17 SEC WEST, AT A DISTANCE OF 143.64 FEET TO A POINT; THENCE, NORTH 39 DEG 41 MIN 01 SEC WEST, AT A DISTANCE OF 37.38 FEET TO A POINT; THENCE, NORTH 49 DEG 57 MIN 47 SEC WEST, AT A DISTANCE OF 48 85 FEET TO A POINT; THENCE, NORTH 31 DEG 39 MIN 30 SEC WEST, AT A DISTANCE OF 37 29 FEET TO A POINT; THENCE, NORTH 41 DEG 27 MIN 26 SEC WEST, AT A DISTANCE OF 27.97 FEET TO A POINT; THENCE, NORTH 09 DEG 32 MIN 44 SEC WEST, AT A DISTANCE OF 13.52 FEET TO A POINT; THENCE, NORTH 55 DEG 15 MIN 02 SEC WEST, AT A DISTANCE OF 46.60 FEET TO A POINT; THENCE, NORTH 64 DEG 10 MIN 14 SEC WEST, AT A DISTANCE OF 63.48 FEET TO A 3 INCH POST OAK IN THE BRANCH; THENCE, NORTH 44 DEG 00 MIN 02 SEC WEST, AT A DISTANCE OF 71.23 FEET TO A POINT; THENCE, NORTH 59 DEG 16 MIN 52 SEC WEST, AT A DISTANCE OF 49.39 FEET TO A POINT; THENCE, NORTH 83 DEG 43 MIN 54 SEC WEST, AT A DISTANCE OF 66.99 FEET TO A POINT, BEING THE APPROXIMATE SOUTHEAST BOUNDARY CORNER OF THE CHARLES L SCIPLE PROPERTY, AS EVIDENCED IN BOOK 10372, PAGE 391, R.O.D.C., TN.; THENCE CONTINUING WITH THE SAID BRANCH AND NOW WITH THE EAST BOUNDARY OF THE SAID SCIPLE PROPERTY, NORTH 30 DEG 51 MIN 34 SEC WEST, AT A DISTANCE OF 114.68 FEET TO A POINT, THENCE, NORTH 17 DEG 59 MIN 31 SEC WEST, AT A DISTANCE OF 69.37 FEET TO A POINT, THENCE, NORTH 33 DEG 22 MIN 15 SEC WEST, AT A DISTANCE OF 39.74 FEET TO A POINT, THENCE, NORTH 21 DEG 00 MIN 50 SEC WEST, AT A DISTANCE OF 54.74 FEET TO A POINT, THENCE, NORTH 31 DEG 47 MIN 30 SEC WEST, AT A DISTANCE OF 93.48 FEET TO A P.K. NAIL AND BOTTLE CAP NEW; THENCE, NORTH 58 DEG 05 MIN 38 SEC WEST, AT A DISTANCE OF 37.94 FEET TO A POINT; THENCE, NORTH 25 DEG 38 MIN 33 SEC WEST, AT A DISTANCE OF 44 06 FEET TO A POINT, THENCE, NORTH 43 DEG 04 MIN 48 SEC WEST, AT A DISTANCE OF 72.34 FEET TO A POINT; THENCE, NORTH 24 DEG 54 MIN 34 SEC WEST, AT A DISTANCE OF 23.51 FEET TO A POINT; THENCE, NORTH 06 DEG 06 MIN 50 SEC EAST, AT A DISTANCE OF 99.53 FEET TO A POINT; THENCE, NORTH 02 DEG 21 MIN 19 SEC WEST, AT A DISTANCE OF 273.26 FEET TO A 12 INCH POPLAR N THE BRANCH; THENCE, NORTH 19 DEG 11 MIN 46 SEC WEST, AT A DISTANCE OF 17.55 FEET TO A POINT; THENCE, NORTH 30 DEG 27 MIN 48 SEC WEST, AT A DISTANCE OF 62.11 FEET TO A POINT; THENCE, NORTH 35 DEG 53 MIN 31 SEC WEST, PASSING THROUGH A POINT BEING THE APPROXIMATE SOUTHEAST BOUNDARY CORNER OF THE JOHN THOMAS SCALF PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20151119-0117471, R.O.D.C., TN., AT A DISTANCE OF 12.18 FEET, AND CONTINUING FOR 42.11 FEET WITH THE SAID BRANCH AND NOW THE EAST BOUNDARY OF THE SAID SCALF PROPERTY, FOR A TOTAL DISTANCE OF 54.29 FEET TO A POINT; THENCE, NORTH 37 DEG 18 MIN 25 SEC WEST, AT A DISTANCE OF 41 13 FEET TO A POINT; THENCE, NORTH 19 DEG 51 MIN 16 SEC EAST, AT A DISTANCE OF 16.40 FEET TO A POINT; THENCE, NORTH 27 DEG 43 MIN 51 SEC WEST, AT A DISTANCE OF 27.24 FEET TO A POINT; THENCE, NORTH 34 DEG 52 MIN 13 SEC WEST, AT A DISTANCE OF 42.12 FEET TO A POINT; NORTH 23 DEG 31 MIN 42 SEC WEST, AT A DISTANCE OF 44.04 FEET TO A POINT; THENCE, NORTH 03 DEG 53 MIN 15 SEC WEST, AT A DISTANCE OF 33.86 FEET TO A POINT, THENCE, NORTH 16 DEG 26 MIN 18 SEC WEST, AT A DISTANCE OF 40.70 FEET TO A CAPPED IRON ROD NEW IN SAID BRANCH, THENCE LEAVING SAID BRANCH AND CONTINUING WITH THE SAID EAST BOUNDARY OF SCALF, NORTH 16 DEG 46 MIN 25 SEC WEST, AT A DISTANCE OF 90.29 FEET TO A CAPPED IRON ROD NEW; THENCE, NORTH 28 DEG 47 MIN 30 SEC WEST, PASSING THROUGH AN IRON PIPE OLD AT A DISTANCE OF 223.16 FEET, AND CONTINUING FOR 9.79 FEET TO A POINT IN THE SOUTHERLY MARGIN OF HIGDON ROAD, AND CONTINUING FOR 25.36 FEET, FOR A TOTAL DISTANCE OF 258.31 FEET TO A POINT IN THE CENTERLINE OF HIGDON ROAD; THENCE WITH SAID CENTERLINE WITH A NONTANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 166.86 FEET, AN ARC LENGTH OF 166.63 FEET AND A CHORD BEARING OF

NORTH 79 DEG 50 MIN 20 SEC EAST, AT A CHORD DISTANCE OF 159 79 FEET TO A POINT; THENCE, SOUTH 71 DEG 33 MIN 14 SEC EAST, AT A DISTANCE OF 122.20 FEET TO A POINT; THENCE WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 9,328.90 FEET, AN ARC LENGTH OF 417 54 FEET AND A CHORD BEARING SOUTH 70 DEG 16 MIN 18 SEC EAST, AT A CHORD DISTANCE OF 417 50 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 825.12 FEET, AN ARC LENGTH OF 147.19 FEET AND A CHORD BEARING OF SOUTH 74 DEG 06 MIN 00 SEC EAST, AT A CHORD DISTANCE OF 147.00 FEET TO A POINT, THENCE WITH A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 15,000.00 FEET, AN ARC LENGTH OF 253.06 FEET AND A CHORD BEARING SOUTH 78 DEG 43 MIN 37 SEC EAST, AT A CHORD DISTANCE OF 253.06 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 167.09 FEET, AN ARC LENGTH OF 154.15 FEET AND A CHORD BEARING NORTH 75 DEG 19 MIN 33 SEC EAST, AT A CHORD DISTANCE OF 148.75 FEET TO A POINT; THENCE, NORTH 48 DEG 53 MIN 43 SEC EAST, AT A DISTANCE OF 75.52 FEET TO A POINT; THENCE WITH A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 268.74 FEET, AN ARC LENGTH OF 240.11 FEET AND A CHORD BEARING OF NORTH 23 DEG 17 MIN 57 SEC EAST, AT A CHORD DISTANCE OF 232.20 FEET TO A POINT; THENCE, NORTH 02 DEG 17 MIN 49 SEC WEST, AT A DISTANCE OF 84.14 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 240.74 FEET, AN ARC LENGTH 180.74 FEET, AND A CHORD BEARING OF NORTH 19 DEG 12 MIN 40 SEC EAST, AT A CHORD DISTANCE OF 176 53 FEET TO A POINT; THENCE, NORTH 40 DEG 43 MIN 10 SEC EAST, AT A DISTANCE OF 139.09 FEET TO A POINT; THENCE LEAVING THE SAID CENTERLINE, SOUTH 84 DEG 55 MIN 29 SEC EAST, PASSING THROUGH A CAPPED IRON ROD NEW IN THE EASTERLY MARGIN OF HIGDON ROAD AT A DISTANCE OF 30.76 FEET, SAID ROD BEING THE SOUTHWEST BOUNDARY CORNER OF THE NATHAN TODD READER PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 201707110069724, R.O.D.C , TN , AND CONTINUING WITH THE SOUTH BOUNDARY LINE OF THE SAID READER PROPERTY AT A DISTANCE OF 885.38 FEET, FOR A TOTAL DISTANCE OF 916.14 FEET TO A CAPPED IRON ROD NEW, BEING THE SOUTHWEST BOUNDARY CORNER OF THE GEORGE A. STEELE, JR ET UX PROPERTY, AS EVIDENCED IN BOOK 7060, PAGE 317, R.O.D.C., TN., THENCE WITH THE SOUTH BOUNDARY LINE OF THE SAID STEELE PROPERTY, SOUTH 84 DEG 35 MIN 59 SEC EAST, AT A DISTANCE OF 228 17 FEET TO A 1 INCH IRON ROD OLD; THENCE WITH THE EAST BOUNDARY LINE OF THE SAID STEELE PROPERTY, NORTH 13 DEG 48 MIN 46 SEC EAST, PASSING THROUGH A POINT IN THE SOUTHERLY MARGIN OF HIGDON ROAD AT A DISTANCE OF 582.93 FEET, AND CONTINUING FOR 4 56 FEET THROUGH A CONCRETE MONUMENT OLD, AND CONTINUING FOR 21.01 FEET, FOR A TOTAL DISTANCE OF 608.50 FEET TO A POINT IN THE CENTERLINE OF HIGDON ROAD; THENCE WITH THE SAID CENTERLINE, WITH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 171.60 FEET, AN ARC LENGTH OF 113.03 FEET, AND A CHORD BEARING OF NORTH 71 DEG 57 MIN 42 SEC EAST, AT A CHORD DISTANCE OF 111.00 FEET TO A POINT; THENCE WITH A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 948.39 FEET, AN ARC LENGTH OF 194.10 FEET, AND A CHORD BEARING OF NORTH 47 DEG 13 MIN 45 SEC EAST, AT A CHORD DISTANCE OF 193.76 FEET TO A POINT, THENCE, NORTH 41 DEG 21 MIN 58 SEC EAST, AT A DISTANCE OF 153.48 FEET TO A POINT; THENCE WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,634.34 FEET, AN ARC LENGTH OF 188.19 FEET, AND A CHORD BEARING OF NORTH 43 DEG 24 MIN 45 SEC EAST, AT A CHORD DISTANCE OF 188 15 FEET TO A POINT AT THE CENTERLINE INTERSECTION OF HIGDON ROAD AND RIDGE ROAD; THENCE WITH THE CENTERLINE OF RIDGE ROAD WITH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 984.61 FEET, AN ARC LENGTH OF 417.88 FEET, AND A CHORD BEARING OF SOUTH 70 DEG 06 MIN 57 SEC EAST, AT A CHORD DISTANCE OF 414.75 FEET TO A POINT; THENCE LEAVING THE SAID CENTERLINE, SOUTH 06 DEG 28 MIN 45 SEC WEST, PASSING THROUGH A CAPPED IRON ROD NEW AT A DISTANCE OF 25.01 FEET, BEING THE NORTHWEST BOUNDARY CORNER OF THE BOTELLO PROPERTY (INSTRUMENT NO. 20210624-0085863) FORMERLY THE DAWNA LESLIE PROPERTY, AND CONTINUING FOR 170.14 FEET WITH THE WEST BOUNDARY LINE OF THE SAID LESLIE PROPERTY, FOR A TOTAL DISTANCE OF 195.15 FEET TO A 1 INCH SQUARE IRON PIPE OLD, BEING THE NORTHWEST BOUNDARY CORNER OF THE JAMES E. STUBBLEFIELD ET UX PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20060321-0032401, R.O.D.C., TN.; THENCE WITH THE WEST BOUNDARY LINE OF THE SAID STUBBLEFIELD PROPERTY, SOUTH 14 DEG 51 MIN 04 SEC WEST, AT A DISTANCE OF 150 50

FEET TO A 1 INCH IRON PIPE OLD, BEING THE NORTHWEST BOUNDARY CORNER OF THE MIKEAL J. PLASGROVE ET UX PROPERTY, AS EVIDENCED IN BOOK 10672, PAGE 920, R.O.D.C., TN.; THENCE WITH THE WEST BOUNDARY OF THE SAID PLASGROVE PROPERTY, SOUTH 14 DEG 51 MIN 04 SEC WEST, AT A DISTANCE OF 20.76 FEET TO A CAPPED IRON ROD NEW IN THE CENTERLINE OF OLD SAM DEMONBREUM ROAD; THENCE CONTINUING WITH THE SAID WEST BOUNDARY AND NOW WITH THE CENTERLINE OF OLD SAM DEMONBREUM ROAD, SOUTH 00 DEG 38 MIN 11 SEC WEST, AT A DISTANCE OF 57.88 FEET TO A POINT; THENCE, SOUTH 09 DEG 00 MIN 40 SEC WEST, AT A DISTANCE OF 67 60 FEET TO A POINT; THENCE, SOUTH 21 DEG 36 MIN 16 SEC WEST, AT A DISTANCE OF 62.49 FEET TO A POINT; THENCE, SOUTH 00 DEG 23 MIN 41 SEC WEST, AT A DISTANCE OF 51.12 FEET TO A POINT, THENCE, SOUTH 07 DEG 55 MIN 07 SEC WEST, AT A DISTANCE OF 57.19 FEET TO A POINT, THENCE, SOUTH 09 DEG 23 MIN 51 SEC EAST, AT A DISTANCE OF 127.35 FEET TO A CAPPED IRON ROD NEW IN SAID CENTERLINE, BEING THE NORTHWEST BOUNDARY CORNER OF THE MIKEAL J PLASGROVE ET UX PROPERTY, AS EVIDENCED IN BOOK 10406, PAGE 152, R.O.D.C., TN.; THENCE CONTINUING WITH SAID CENTERLINE AND NOW WITH THE WEST BOUNDARY OF THE SAID PLASGROVE PROPERTY, SOUTH 07 DEG 12 MIN 07 SEC EAST, AT A DISTANCE OF 68.27 FEET TO A POINT; THENCE, SOUTH 34 DEG 14 MIN 41 SEC EAST, AT A DISTANCE OF 160.07 FEET TO A POINT; THENCE, SOUTH 32 DEG 54 MIN 03 SEC EAST, AT A DISTANCE OF 108.40 FEET TO A POINT; THENCE, SOUTH 50 DEG 07 MIN 28 SEC EAST, AT A DISTANCE OF 37.37 FEET TO A CAPPED IRON ROD NEW IN SAID CENTERLINE, BEING THE NORTHWEST BOUNDARY CORNER OF THE RINGERMANN PROPERTY (INSTRUMENT NO. 20190212-0013079) FORMERLY THE J D. STEVENS PROPERTY, SAID ROD ALSO LYING SOUTHWEST 23.43 FEET FROM A 5/8 INCH IRON ROD OLD IN THE NORTH BOUNDARY LINE OF THE SAID STEVENS PROPERTY; THENCE CONTINUING WITH THE SAID CENTERLINE AND NOW WITH THE WEST BOUNDARY LINE OF THE SAID STEVENS PROPERTY, SOUTH 50 DEG 07 MIN 28 SEC EAST, AT A DISTANCE OF 86.29 FEET TO A POINT; THENCE, SOUTH 49 DEG 28 MIN 43 SEC EAST, AT A DISTANCE OF 91.76 FEET TO A POINT, THENCE, SOUTH 43 DEG 43 MIN 01 SEC EAST, AT A DISTANCE OF 67.66 FEET TO A POINT; THENCE, SOUTH 60 DEG 17 MIN 05 SEC EAST, AT A DISTANCE OF 70 77 FEET TO A POINT; THENCE, SOUTH 41 DEG 05 MIN 19 SEC EAST, AT A DISTANCE OF 157.02 FEET TO A POINT; THENCE, SOUTH 30 DEG 37 MIN 22 SEC EAST, AT A DISTANCE OF 65.51 FEET TO A POINT, THENCE, SOUTH 15 DEG 05 MIN 06 SEC EAST, AT A DISTANCE OF 33.63 FEET TO A POINT, THENCE, SOUTH 24 DEG 22 MIN 07 SEC EAST, AT A DISTANCE OF 84 49 FEET TO A CAPPED IRON ROD NEW IN SAID CENTERLINE; THENCE, SOUTH 42 DEG 46 MIN 42 SEC EAST, AT A DISTANCE OF 79.88 FEET TO A POINT, THENCE, SOUTH 48 DEG 53 MIN 04 SEC EAST, AT A DISTANCE OF 38.12 FEET TO A POINT, THENCE, SOUTH 58 DEG 15 MIN 15 SEC EAST, AT A DISTANCE OF 210.45 FEET TO A POINT; THENCE, SOUTH 46 DEG 12 MIN 23 SEC EAST, AT A DISTANCE OF 92.75 FEET TO A POINT; THENCE, SOUTH 51 DEG 21 MIN 01 SEC EAST, AT A DISTANCE OF 71.81 FEET TO A POINT; THENCE, SOUTH 45 DEG 49 MIN 36 SEC EAST, AT A DISTANCE OF 67.17 FEET TO A CAPPED IRON ROD NEW IN SAID CENTERLINE; THENCE, SOUTH 27 DEG 05 MIN 59 SEC EAST, AT A DISTANCE OF 165.52 FEET TO A POINT; THENCE, SOUTH 03 DEG 03 MIN 39 SEC EAST, AT A DISTANCE OF 102.60 FEET TO A POINT; THENCE, SOUTH 14 DEG 53 MIN 35 SEC EAST, AT A DISTANCE OF 174.57 FEET TO A POINT; THENCE, SOUTH 05 DEG 57 MIN 57 SEC EAST, AT A DISTANCE OF 131.69 FEET TO A POINT; THENCE, SOUTH 15 DEG 02 MIN 58 SEC EAST, AT A DISTANCE OF 58.72 FEET TO A CAPPED IRON ROD NEW IN SAID CENTERLINE; THENCE, SOUTH 06 DEG 45 MIN 18 SEC EAST, AT A DISTANCE OF 115.81 FEET TO A POINT; THENCE, SOUTH 14 DEG 42 MIN 43 SEC EAST, AT A DISTANCE OF 91.74 FEET TO A POINT; THENCE, SOUTH 07 DEG 33 MIN 31 SEC EAST, AT A DISTANCE OF 105.28 FEET TO A POINT, THENCE, SOUTH 24 DEG 10 MIN 54 SEC EAST, AT A DISTANCE OF 124.47 FEET TO A POINT; THENCE, SOUTH 09 DEG 28 MIN 30 SEC EAST, AT A DISTANCE OF 110.21 FEET TO A CAPPED IRON ROD NEW IN SAID CENTERLINE; THENCE, SOUTH 05 DEG 58 MIN 20 SEC EAST, AT A DISTANCE OF 111 35 FEET TO A POINT; THENCE, SOUTH 01 DEG 52 MIN 49 SEC EAST, AT A DISTANCE OF 89.31 FEET TO A POINT, THENCE, SOUTH 01 DEG 38 MIN 51 SEC EAST, AT A DISTANCE 101.28 FEET TO A POINT; THENCE, SOUTH 00 DEG 08 MIN 48 SEC WEST, AT A DISTANCE OF 85.26 FEET TO A POINT; THENCE, SOUTH 08 DEG 53 MIN 15 SEC EAST, AT A DISTANCE OF 110.06 FEET TO A POINT; THENCE, SOUTH 00 DEG 12 MIN 08 SEC WEST, AT A DISTANCE OF 59.05 FEET TO A CAPPED IRON ROD NEW IN SAID CENTERLINE; THENCE, SOUTH

14 DEG 30 MIN 14 SEC WEST, AT A DISTANCE OF 37 24 FEET TO A POINT; THENCE, SOUTH 21 DEG 47 MIN 58 SEC WEST, AT A DISTANCE OF 87.21 FEET TO A POINT; THENCE, SOUTH 27 DEG 46 MIN 06 SEC WEST, AT A DISTANCE OF 99.91 FEET TO A POINT; THENCE, SOUTH 33 DEG 30 MIN 24 SEC WEST, AT A DISTANCE OF 91.14 FEET TO A POINT; THENCE, SOUTH 32 DEG 32 MIN 16 SEC WEST, AT A DISTANCE OF 171.17 FEET TO THE POINT OF BEGINNING, CONTAINING 303.90 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND SURVEYING, JOB NO. 17-136, ON SEPTEMBER 02, 2017.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS AN OUTCONVEYANCE OF 0 20 ACRES OF LAND, OF RECORD IN INSTRUMENT NO. 20180321-0026883 AND AN OUTCONVEYANCE OF 6.7897 ACRES OF LAND, OF RECORD IN INSTRUMENT NO. 20230719-0055478, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being part of the same property conveyed to WILL COBLE, UNMARRIED, by Warranty Deed from STACY WHITLOW, MARRIED AND JONATHAN BOGGS, MARRIED, of record as Instrument No. 20171114-0116874, dated November 10, 2017, said Register's Office. The said, Will Coble is one and the same person as George William Coble, III.

The above described property is subject to the legal right-of-way for Little Marrowbone Road, Higdon Road, Ridge Road, and Old Sam Demonbreum Road.

The above described property is subject to a 150' T.V.A. Transmission Line Easement, in favor of the United States of America, as evidenced in Book 1318, page 231, said Register's Office.