Address New Owner.	Map-Parcel Number:	Send Tax Bills To·
State of Tennessee 312 Rosa L Parks Avenue Tennessee Tower, 22nd Floor Nashville, Tennessee 37243-0299	Tax Map and Parcel 123-00-0-050 00 123-00-0-051 00 123-00-0-052 00 123-00-0-053 00 123-00-0-081 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 24-04-005

FOR AND IN CONSIDERATION of the sum of TWO MILLION FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($2,400,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **KARL RAY MONTGOMERY, JR. AKA KARL R. MONTGOMERY AND LORI A. MONTGOMERY, HUSBAND AND WIFE** ("Grantors") have bargained and sold, and by these presents do 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.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, that Grantors have 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.

Grantors further covenant and bind themselves, 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.

Grantors are 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 1874 & 0 Bakers Grove Road, Hermitage, Davidson County, Tennessee 37076, containing 55.34 acres more or less

Karen Johnson
Batch # 1299990
07/21/2025 09 34 58 AM
Fees $32 00 Taxes $0 00

Davidson County
DEEDWARR
6 pgs

20250721-0057095

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $2,400,000.00. State of Tennessee is tax exempt.

Karl Ray Montgomery

Affiant

Subscribed and sworn to before me this 18th day of July 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 18th day of July 2025.

Karl Ray Montgomery

Karl Ray Montgomery, Jr. aka Karl R. Montgomery

Lori A. Montgomery

Lori A Montgomery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of July 2025, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Karl Ray Montgomery, Jr aka Karl R. Montgomery and Lori A. Montgomery, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal on this the 18th day of July 2025.

Notary Public

Commission Expires: _____

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

Exhibit A

Beginning at an angle iron (found) being noted as CRN #1 and having State Plane Coordinates of Northing 647154.27 Easting 1804072.44 and being the southeastern corner of this described parcel located in the northern right-of-way of Bakers Grove Road as well as being located N 43 Degrees 58 Minutes 03 Seconds W 38.73 feet from a power pole and furthermore being located S 06 Degrees 47 Minutes 51 Seconds E 1441.77 feet from a GPS Base Point having State Plane Coordinates of Northing 648585.91 Easting 1803901.80; thence going with the said right-of-way N 54 Degrees 06 Minutes 30 Seconds W 130.01 feet; thence N 54 Degrees 51 Minutes 06 Seconds W 145.45 feet; thence N 55 Degrees 33 Minutes 20 Seconds W 329.50 feet; thence along a curve having an arc length of 267.52 feet, with a radius of 2612.71 feet, and a chord of N 58 Degrees 29 Minutes 20 Seconds W 267.40 feet; thence N 61 Degrees 25 Minutes 20 Seconds W 131.11 feet; thence N 65 Degrees 38 Minutes 00 Seconds W 91.44 feet; thence along a curve having an arc length of 139.08 feet, with a radius of 963.99 feet, and a chord of N 69 Degrees 46 Minutes 00 Seconds W 138.96 feet; thence N 73 Degrees 54 Minutes 00 Seconds W 35 83 feet to a ½" pipe (found) being noted as CRN #2 and having State Plane Coordinates of Northing 647798.79 Easting 1802985.24; thence leaving Bakers Grove Road and going with the Sean Steven Lepard Et Al property being a portion of Lot #100 of Barrows' Addition to Edgefield and a portion of Lot #54 of Paynes Addition to Edgefield N 08 Degrees 42 Minutes 16 Seconds E 522.77 feet to a 5/8" rebar (set) being noted as CRN #3 and having State Plane Coordinates of Northing 648315.54 Easting 1803064.36; thence continuing with the same N 72 Degrees 06 Minutes 33 Seconds W 427.66 feet to a 1" rebar (found); thence leaving Lepard and going with the Denise Harris Ray property N 71 Degrees 52 Minutes 00 Seconds W 112.69 feet to a wood fence post being noted as CRN #4 and having State Plane Coordinates of Northing 648481.99 Easting 1802550.29; thence leaving Ray and going with the U.S. Army Corps of Engineers property N 37 Degrees 38 Minutes 08 Seconds E 346.48 feet to a 5/8" rebar (set) being noted as CRN #5 and having State Plane Coordinates of Northing 648756.37 Easting 1802761.86; thence continuing with the same N 00 Degrees 10 Minutes 06 Seconds W 928.61 feet to a Corps T-Post being noted as CRN #6 and having State Plane Coordinates of Northing 649684.98 Easting 1802759.13; thence S 68 Degrees 44 Minutes 38 Seconds E 137.98 feet to a Corps T-Post being noted as CRN #7 and having State Plane Coordinates of Northing 649634.96 Easting 1802887.72; thence S 44 Degrees 35 Minutes 16 Seconds E 1044.46 feet to a Corps T-Post being noted as CRN #8 and having State Plane Coordinates of Northing 648891.12 Easting 1803620.93; thence S 88 Degrees 57 Minutes 29 Seconds E 530.43 feet to a Corps Monument being noted as CRN #9 and having State Plane Coordinates of Northing 648881.47 Easting 1804151.27; thence leaving the U.S. Army of Corps of Engineers property and going with the Thomas R. O'Conner, Jr., Trustee property S 06 Degrees 56 Minutes 59 Seconds W 399.24 feet to a 5/8" rebar (set) being noted as CRN #10 and having State Plane Coordinates of Northing 648485.17 Easting 1804102.96; thence continuing with the same S 83 Degrees 07 Minutes 43 Seconds E 500.33 feet to a 5/8" rebar (found) being noted as CRN #11 and having State Plane Coordinates of Northing 648425.31 Easting 1804599.70; thence leaving O'Conner and going with the Kirby C. Witt property S 09 Degrees 17 Minutes 34 Seconds W 318 63 feet to a wood fence post; thence continuing with the same S 08 Degrees 03 Minutes 49 Seconds W 399.05 feet to a chain link fence post; thence S 08 Degrees 47 Minutes 22 Seconds W 157.30 feet to a ½" rebar (found) being noted as CRN #12 and having State Plane Coordinates of Northing 647560.30 Easting 1804468.24; thence leaving Witt and going with the Paul Larry Gleaves and Brenda Faye Gleaves property N 56 Degrees 50 Minutes 24 Seconds W 366.39 feet to a 1/2" rebar (found) being noted as CRN #13 and having State Plane Coordinates of Northing 647760.71 Easting 1804161 51; thence continuing with the same S 08 Degrees 21 Minutes 20 Seconds W 612.95 feet to the point of beginning being 55.34 acres as surveyed by Christopher M. Vick R.L.S #2164 on 31 March 2025.

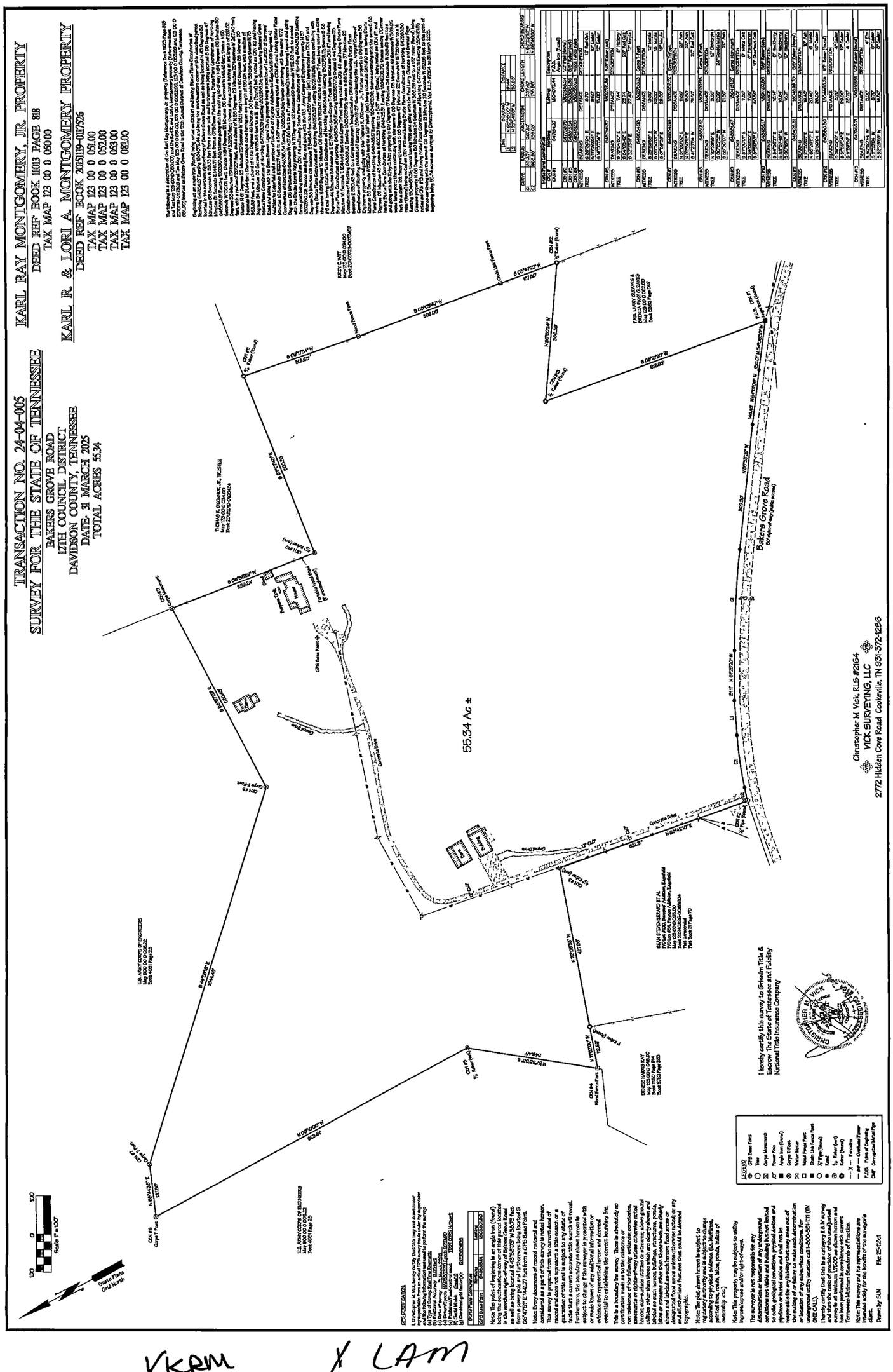
Being the same property conveyed to Karl Ray Montgomery, Jr. by Warranty Deed from James K. Bland, Edwin Wilton Bland, Lynn Bland Ragland, Ann Bland Harper, Kathy Bland Blair, Lucille Bland Spickard, Gary W. Towns, Paul Towns, Sue Towns Armstrong and Robert L. Bass, Executor of the Estate of Sue P. McMenaway, deceased, of record in Book 11013, Page 818, Register's Office for Davidson County, Tennessee, dated July 1, 1998 and recorded on July 9,1998. AND Being the same property conveyed to Karl R, Montgomery and Lori A. Montgomery, husband and wife, by Warranty Deed from Lonnie J. Hunter and wife, Charlene E. Hunter of record in Instrument No. 20151119-0117526, Register's Office for Davidson County, Tennessee, dated November 11, 2015 and recorded on November 19, 2015.

Karl Ray Montgomery, Jr. and Karl R. Montgomery are one and the same person.

Exhibit B
Transaction Number 24-04-005
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. Application for Greenbelt Assessment – Forest of record in Instrument No. 20070305-0026629, in the Register's Office for Davidson County, Tennessee.
3. Easement set forth in Deed of record in Book 5382, Page 567, in the Register's Office for Davidson County, Tennessee.
4. Septic Drainfield Easement Agreement of record in Instrument No. 20190415-0033982, in the Register's Office for Davidson County, Tennessee.

EXHIBIT C
TRANSACTION NUMBER 24-04-005



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