Karen Johnson Davidson County
Batch# 1305934 DEEDWARR
08/04/2025 03:52:30 PM 8 pgs
Fees: $43.00 Taxes: $7,215.00
20250804-0061737

#38689

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38689-05-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,950,000.00. Affiant Subscribed and sworn to before me this 29th day of July, 2025. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Scott Hughes, Trustee 12 West 37th Street Floor 10 New York, NY 10018	Christopher Scott Hughes, Trustee 12 West 37th Street Floor 10 New York, NY 10018	Map and Parcel Nos.: 12700000200 12700027100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Paula Underwood Winters, being also known as Paula U. Winters, an unmarried widow ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Christopher Scott Hughes, Trustee of the Hive Trust under agreement dated August 11, 2018, as amended and restated January 27, 2023, WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7554 and 7558 Buffalo Road, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of August, 2025.

GRANTOR:

Paula Underwood Winters AKA
Paula U. Winters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paula Underwood Winters AKA Paula U. Winters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Tract 1

A tract of land in the 2nd Civil District, Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc., Project No. 22-042 and dated 02/24/2023, and being more particularly described as follows:

Beginning at an existing iron pin on the westerly right-of-way of Buffalo Road (40' R/W assumed) said point being the northeasterly corner of Hive Trust of record in Instrument Number 20210702-0089783 R.O.D.C. TN and the southeasterly comer of the herein described tract; said corner having State Plane Coordinates of N - 644, 120.5698 E - 1,677,466.7897 and proceeding,

1. Leaving said westerly right-of-way of Buffalo Road and with the northerly boundary of Hive Trust N 30deg27'36" W 96.46 feet to a point; said line passes at 59.25 feet an existing iron pin; thence,
2. N 01deg33'34" E 49.96 feet to a point; thence,
3. N 31deg13'37" W 71.73 feet to a point; thence,
4. N 42deg22'49" W 132.23 feet to a point; thence,
5. N 29deg23 '07' W 78.33 feet to a point; thence,
6. N 64deg34'49" E 23.76 feet to a point; thence,
7. N 35deg24'45" W 285.14 feet to an existing iron pin at the southeasterly corner of Donald Winters, et ux of record in Instrument Number 20021009-0123378 R.O.D.C. TN; thence,
8. With the southerly boundary of Donald Winters, et ux N 61deg16' 17" E 273.99 feet to an existing iron pin; thence,
9. N 50deg15'50" E 76.25 feet to an existing iron pin; thence,
10. N 00deg 19'26" W 58.27 feet to an existing iron pin at the southwesterly corner of Sydney Rogers of record in Instrument Number 20020207-0017031 R.O.D.C. TN; thence,
11. With the southerly boundary of said Sydney Rogers N 85deg58' 54" E 196.77 feet to an iron pin set; thence,
12. With a new line S 46deg44'36" E 374.34 feet to a point on the westerly right-of-way of Buffalo Road; said line passes at 324.34 feet an iron pin set; thence,
13. With said westerly right-of-way of Buffalo Road a curve to the left 131.81 feet to a point; said curve having a radius of 400.00, delta 18deg52'50", tangent 66.51, and chord S 32deg05'40" W 131.22; thence,
14. S 22deg39'14" W 79.66 feet to a point; thence,
15. With a curve to the right 144.28 feet to a point; said curve having a radius of 500.00, delta 16deg32'00", tangent 72.64, and chord S 30deg55'14" W 143.78; thence,
16. S 39deg11'14" W 375.30 feet to the point of beginning.

Containing 342,714 square feet or 7.87 acres more or less.

Being part of the same property conveyed to Edward Douglas Underwood and Evelyn O. Underwood by deed dated May 22, 1963 from Gordon E. Drake and Irene W. Drake of record in Book 3570, Page 255, Register's Office for Davidson County, Tennessee. Edward Douglas Underwood having since died on January 25, 1995 leaving Evelyn O. Underwood as surviving tenant by the entirety. See Affidavit of Inheritance of record in Instrument No. 20200825-0096140, Register's Office for Davidson County, Tennessee. Evelyn O. Underwood being one and the same as Evelyn Underwood Miles died on October 16, 2021 leaving a Last Will and Testament filed for Probate in Case No. 21P-2168, Probate Court for Davidson County, Tennessee. In accordance with the terms of said Will, subject property was devised to

Paula Underwood Winters. Being further conveyed to Paula Underwood Winters by Executor's Quitclaim Deed dated March 14, 2023 from Sydney Rogers Cowan and Paula Underwood Winters, as Co-Executrixes of the Estate of Evelyn Underwood miles, also known as Evelyn O. Underwood, deceased, of record in Instrument No. 20230314-0018438, Register's Office for Davidson County, Tennessee.

Tract 2:

ALL THOSE PIECES OR PARCELS OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(Parcel A)

BEING A CERTAIN TRACT OF LAND LOCATED IN THE 23 COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE-DAVIDSON COUNTY TENNESSEE AN D BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIPE SITUATED BY A WOODEN FENCE POST AT THE BOTTOM OF A STEEP HILL, SAID IRON PIPE BEING THE MOST NORTHWESTERLY CORNER OF THE DONALD L WINTERS, JR. PROPERTY AS EVIDENCED IN BK 8733 PG 302 REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC-TN), AN INTERIOR CORNER OF THE HILLIARD AND LEON TRAVIS PROPERTY AS EVIDENCED IN BK 8149 PG 566 RODC-TN AND THE MOST SOUTHWESTERLY CORNER OF THIS TRACT;

THENCE, WITH THE SAID TRAVIS PROPERTY AND GENERALLY WITH A WIRE FENCE THE FOLLOWING CALLS:

N 24 DEGREES 39 MINUTES 27 SECONDS W - 167.89 FEET TO A WOODEN FENCE POST;

N 14 DEGREES 23 MINUTES 13 SECONDS W - 164.20 FEET TO A WOODEN FENCE POST;

N 04 DEGREES 30 MINUTES 31 SECONDS W - 108.07 FEET TO AN IRON ROD SITUATED BY A WOODEN FENCE POST;

THENCE, LEAVING TRAVIS AND WITH A NEW LINE N 80 DEGREES 42 MINUTES 45 SECONDS E - 144.00 FEET TO AN IRON ROD SITUATED ON A SLOPE;

THENCE, WITH A NEW LINE ALONG THE SLOPE S 13 DEGREES 23 MINUTES 36 SECONDS E 434.25 FEET TO AN IRON ROD SITUATED

IN THE NORTHERLY BOUNDARY OF THE AFORESAID DONALD L. WINTERS, JR. PROPERTY;

THENCE, S 80 DEGREES 42 MINUTES 45 SECONDS W 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.05 ACRES MORE OR LESS (65,361 SQUARE FEET), ACCORDING TO A SURVEY BY J.R. FAULK, TN RLS N0.2122 DATED AUGUST 29, 2002.

(Parcel B)

A CERTAIN TRACT OR PARCEL OF LAND IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE.

A TRACT OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) AT THE EDGE OF A ,CONCRETE DRIVEWAY LEADING TO THE DESCRIBED PROPERTY, SAID ROD BEING S 43 DEG. 06 MIN. 32 SEC. W 20.65 FEET FROM THE NORTHEAST CORNER OF THE BRUCE A. BENNETT, ET UX PROPERTY (BOOK 7267, PAGE 836, R.O.D.C.) AND SAID ROD BEING IN THE SOUTHERLY PROPERTY LINE OF THE JOHN H. CHEEK, III, ET UX PROPERTY (BOOK 8312, PAGE 429, R.O.D.C). THENCE WITH THE NORTHERLY LINE OF THE BRUCE A. BENNETT ET UX PROPERTY S 43 DEG. 04 MIN. 56 SEC. W 344.52 FEET TO AN IRON ROD (NEW) PLACED AT THE CENTER PERSIMMON TREE IN A GROUP OF THREE, SAID ROD BEING THE NORTHWEST CORNER OF THE BRUCE A. BENNETT, ET UX PROPERTY AND AN INTERIOR CORNER OF THE EDWARD D. UNDERWOOD ET UX PROPERTY (BOOK 3570, PAGE 255, R.O.D.C), OF WHICH THIS DESCRIBED TRACT IS A PORTION OF. THENCE WITH A NEW LINE, S 04 DEG. 41 MTN. 56 SEC. E 58.23 FEET TO AN IRON ROD (NEW) AT A FENCE POST. THENCE S 45 DEG. 32 MIN. 43 SEC. W 76.05 FEET TO AN IRON ROD (NEW) AT A CORNER FENCE POST. THENCE S 56 DEG. 40 MIN. 28 SEC. W 273.72 FEET TO AN IRON ROD (NEW) IN A FENCE ROW, SAID ROD BEING IN THE EASTERLY LINE OF THE HILLARD AND LEON TRAVIS PROPERTY (BOOK 8149, PAGE 566, R.O.D.C). THENCE WITH TRAVIS EASTER LY LINE AND WITH A FENCE LINE N 43 DEG. 04 MIN. 13 SEC. W 56.75 FEET TO AN IRON ROD (NEW). THENCE N 42 DEG. 04 MIN. 37 SEC. W 171.82 FEET TO A CORNER FENCE POST. THENCE N 14 DEG. 22 MIN. 32 SEC. E 74,25 FEET TO AN IRON ROD (NEW). THENCE N 28 DEG. 27 MIN. 20 SEC. E 121.08 FEET TO AN IRON ROD (NEW). THENCE N 10 DEG 37 MIN. 18 SEC. E 128.81 FEET TO A P.K. NAIL (OLD) IN THE TOP OF A FENCE POST. THENCE N 07 DEG. 08 MIN. 1 1 SEC. W 96.22 FEET TO AN IRON ROD (NEW) AT A FENCE POST. THENCE LEAVING TRAVIS EAST LINE AND WITH A NEW LINE UP A STEEP HILL N 78 DEG. 43 MIN. 04 SEC. E 254.49 FEET TO AN IRON ROD (NEW) AT THE EDGE OF A CONCRETE DRIVE AND BEING IN THE WESTERLY PROPERTY LINE OF JOHN H. CHEEK III, ET UX (BOOK 8312, PAGE 429, R.O.D.C). THENCE WITH CHEEKS WESTERLY AND SOUTHERLY LINES AND WITH A CURVE TO THE LEFT, FOLLOWING THE EDGE OF SAID CONCRETE DRIVEWAY, SAID CURVE HAVING AN ANGLE OF 22 DEG. 16 MIN. 55 SEC., A RADIUS OF 105.00 FEET, A CHORD OF S 18 DEG. 37 MIN. 17 SEC. 40.58 FEET, AND AN ARC LENGTH OF 40.83 FEET TO THE BEGINNING OF ANOTHER CURVE TO THE LEFT, SATO CURVE HAVING AN ANGLE OF 59 DEG. 01 MIN. 16 SEC., A RADIUS OF 107.59 FEET, A CHORD OF S 59 DEG. 16 MIN. 23 SEC. E 105.99 FEET, AND AN ARC LENGTH OF 110.83 FEET. THENCE CONTINUING WITH THE EDGE OF SAID CONCRETE DRIVE THE FOLLOWING BEARINGS AND DISTANCES: S 88 DEG. 47 MIN. 01 SEC. E 73.06 FEET S 86 DEG. 19 MIN. 38 SEC. E 77.91 FEET; S 84 DEG. 50 MIN. 27 SEC. E 75.39 FEET TO THE POINT OF BEGINNING, CONTAINING 5.000 ACRES ACCORDING TO A SURVEY BY GREGORY UNDERWOOD REGISTERED LAND SURVEYOR NO. 1299, 9086 OLD HARDING ROAD, FRANKLIN, TENNESSEE, PLAT DATED JULY 26TH, 1992.

THERE IS A 20 FOOT AMENDED NON-EXCLUSIVE DRIVEWAY AGREEMENT AND EASEMENT LEADING TO AND BORDERING THE ABOVE DESCRIBED TRACT AS OF RECORD IN BOOK 8312 PAGE
429-442 REGISTERS OFFICE DAVIDSON COUNTY, TENNESSEE,
WITH PLAT ATTACHED AS SURVEYED BY MACK BENNETT, JR., NO. 477, DATED MARCH 7, 1991 , REVISED MARCH 11, 1991.

LESS AND EXCEPT THE LANDS CONVEYED IN DEED RECORDED OCTOBER 9, 2002 IN INSTRUMENT NO. 20021 009-0123377, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS DESCRIBED AS FOLLOWS:

BEING A CERTAIN TRACT OF LAND LOCATED IN THE 23RD COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON AN IRON ROD SITUATED BY A CONCRETE DRIVE, SAID IRON ROD BEING S 44 DEG. 54 MIN. 47 SEC. W 20.65 FEET FROM THE NORTHEAST CORNER OF THE BRUCE A. BENNETT PROPERTY AS EVIDENCED IN BOOK 7267, PAGE 836, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, SAID IRON ROD BEING THE MOST SOUTHEASTERLY CORNER OF THE DONALD L. WINTERS., PROPERTY AS EVIDENCED IN BOOK 8733, PAGE 302, SAID REGISTER'S OFFICE;
THENCE WITH THE SAID BENNETT'S NORTHERLY BOUNDARY LINE S 44 DEG. 51 MIN. 59 SEC. W 344.38 FEET TO AN IRON ROD BY A TRIPLE PERSIMMON TREE, BEARING A RED PLASTIC CAP MARKED "UNDERWOOD RLS #1299", SAID IRON ROD BEING THE MOST NORTHWESTERLY CORNER OF THE SAID BRUCE A. BENNETT PROPERTY AND A CORNER OF THE EDWARD D. UNDERWOOD PROPERTY AS EVIDENCED IN BOOK 3570, PAGE 255, SAID REGISTER'S OFFICE;

THENCE WITH THE NEW LINE N 32 DEG. 02 MIN. 00 SEC. W 400.12 FEET TO AN IRON ROD ON THE SLOPE OF THE HILL, SAID IRON ROD BEING THE MOST SOUTHEASTERLY CORNER OF THE TRACT CONVEYED TO DONALD L. WINTERS, JR. BY SIDNEY U. ROGERS AS EVIDENCED IN INSTRUMENT NO. 20021009-0123378, SAID REGISTER'S OFFICE, AND A CORNER OF THE JOHN H. CHEEK III ET UX PROPERTY AS EVIDENCED IN INSTRUMENT NO. 20020910-0109508, SAID REGISTER'S OFFICE;

THENCE, GENERALLY WITH THE EDGE OF THE CONCRETE DRIVE THE FOLLOWING CALLS:

WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 82.05 FEET, A DELTA ANGLE OF 28 DEG. 03 MIN. 21 SEC. AND ARC LENGTH OF 40.18 FEET (CHORD=S 13 DEG. 54 MIN. 08 SEC. E 39.78 FEET) TO A POINT;

WITH A SECOND CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 107.59 FEET, A DELTA ANGLE OF 59 DEG. 01 MIN. 16 SEC. AND AN ARC LENGTH OF 110.83 FEET (CHORD=S 57 DEG. 26 MIN. 27 SEC. E 105.99 FEET) TO A POINT

S 86 DEG. 57 MIN. 05 SEC. E 73.06 FEET TO A POINT;

S 84 DEG. 29 MIN 42 SEC. E 77.91 FEET TO A POINT;

THENCE, S 83 DEG. 23 MIN. 42 SEC. E 78.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.51 ACRES (65,875 SQUARE FEET) ACCORDING TO A SURVEY BY J.R. FAULK, TN RLS #2122, DATED SEPTEMBER 23, 2002.

THIS BEING THE SAME PROPERTY CONVEYED TO DONALD L. WINTERS, JR. AND PAULA U. WINTERS, HUSBAND AND WIFE, BY DEED DATED SEPTEMBER 18, 1992 AND RECORDED ON SEPTEMBER 18, 1992 FROM EDWARD D. UNDERWOOD AND WIFE, EVELYN O. UNDERWOOD, IN BOOK 8733, PAGE 302, REGISTER'S OFFICE FOR DAVIDSON COUNTY,

TENNESSEE, AND BY QUITCLAIM DEED DATED SEPTEMBER 25, 2002, RECORDED OCTOBER 9, 2002, FROM SYDNEY U. ROGERS OF RECORD IN INSTRUMENT NO. 20021009-0123378, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

The said Donald L. Winters, Jr. having since died on August 18, 2024, leaving Paula U. Winters AKA Paula Underwood Winters as the surviving tenant by the entirety.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Right of ingress and egress to a family graveyard as mentioned in the Deed of record in Book 481, Page 210, Register's Office for Davidson County, Tennessee.
5. Right of Way of Buffalo Creek Road.
6. All matters shown on the survey of Tract 1 prepared by Gregory E. Daniels, TRLS No. 1489, Daniels & Associates, Inc., dated February 24, 2023.
7. All matters shown on the survey of Tract 2 prepared by Steven Carroll, TRLS No. 3511, Three Rivers Surveying, dated June 10, 2025.

Tennessee Certification of Electronic Document

I, George Mudter, 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 July 29, 2025 (date of document).

Affiant Signature

July 29, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027