3

NEW OWNER:

COVE PARTNERS, LLC
6064 CENTRAL PIKE
MT. JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 24-0997

Map/Parcel 110-00-0-159.00
Map/Parcel 110-00-0-031.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1309539 DEEDWARR
08/13/2025 10:43:28 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20250813-0064432

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Thirty Thousand and 00/100 Dollars ($730,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LARRY H. HAGAR** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **COVE PARTNERS, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

A parcel of land lying in Davidson County, Tennessee, approximately 3 miles southeast of Percy Priest Dam, in Hermitage, and being more particularly described as follows:

Beginning at a mag nail and washer "Dale and Associates" set in rock where the boundary of the United States of America, J. Percy Priest Reservoir property intersects the southwestern margin of Stewarts Ferry Pike, at Tennessee State plane coordinates North: 657,991.9 feet and East: 1,799,058.3 feet, NAD83(2011), U.S. survey feet; thence leaving the southwestern margin of Stewarts Ferry Pike and along said Percy Priest Reservoir property boundary, South 49 degrees, 44 minutes, 47 seconds West, 187.69 feet to an iron marker "Corps of Engineers" found, and South 59 degrees, 40 minutes, 47 seconds West, 644.19 feet to a 5/8-inch capped rod "Dale and Associates" set, being the southwestern corner of the Larry H. Hagar Property, Instrument No. 20110211-0012202, Register's Office Davidson County (hereinafter RODC), said rod also being the southeastern corner of the Larry H. Hagar Property, Instrument No. 20110211-0012201, RODC; thence continuing along said Percy Priest Reservoir property boundary, South 59 degrees, 40 minutes, 47 seconds West, 79.75 feet to a concrete monument "Corps of Engineers" found at the southeastern corner of the Geric Gaylon Smith property, Instrument No. 20181211-0120569,

RODC; thence leaving said Percy Priest Reservoir property boundary and along the eastern boundary of said Geric Gaylon Smith property, North 07 degrees, 45 minutes, 47 seconds East, 959.36 feet to a 5/8-inch capped rod "Dale and Associates" set in the southwestern margin of the aforementioned Stewarts Ferry Pike and 25 feet from the centerline of same as it now exists; thence continuing North 07 degrees, 45 minutes, 47 seconds East, 27.76 feet to an unmarked point in the centerline of said Stewarts Ferry Pike; thence along the centerline of said Stewarts Ferry Pike, South 56 degrees, 26 minutes, 24 seconds East, 511.44 feet to the point of curvature of a circular curve to the right, having a radius of 1290.00 feet; thence along the arc of said curve 298.81 feet (Chord: South 49 degrees, 48 minutes, 14 seconds East, 298.14 feet) to an unmarked point where the centerline of said Stewarts Ferry Pike intersects the aforementioned Percy Priest Reservoir property boundary; thence leaving the centerline of said Stewarts Ferry Pike and along said Percy Priest Reservoir property boundary, South 49 degrees, 44 minutes, 47 seconds West, 25.03 feet to the point of beginning; containing 8.615 acres, or 375,281 square feet, more or less; and being inclusive of all the Larry H. Hagar property, Instrument No. 20110211-0012201 and Instrument No. 20110211-0012202, Register's Office Davidson County.

Legal description prepared under the direction of James E. Campbell, II, Tennessee Registered Land Surveyor Number 1682 on July 10, 2025, based on the boundary and topographic survey by Dale and Associates, Project Number 24100, dated December 11, 2024.

Being the same property conveyed to **LARRY H. HAGAR** by the Chancery Court for Davidson County, Tennessee, in Tax Civil Action. No. 10-429-111, by Final Decree Confirming Sale of Real Property and made of record in Instrument No. 20110211-0012201 and Instrument No. 20110211-0012202, Register's Office for Davidson County, Tennessee. FURTHER REFERENCE IS MADE to Default Judgment in favor of Larry Hagar against MARGARET C. WORRELL ROBINSON, and her heirs, successors, personal representative and assigns, and of record in Instrument No. 20240627-0048137, Register's Office for Davidson County, Tennessee, being CASE NO. 22-1456-III in the Chancery Court for Davidson County, Tennessee

This is not the principal residence of any of the Grantors.

THIS IS UNIMPROVED PROPERTY more commonly known as
0 STEWARTS FERRY PIKE, HERMITAGE, TN.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 11th day of August, 2025.

LARRY H. HAGAR

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LARRY H. HAGAR**, 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 and official seal at office this 11th day of August, 2025.

NOTARY PUBLIC

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 8/3/27

****

The actual consideration or value, whichever is greater, for this transfer is **$730,000.00**.

AFFIANT

Sworn to and subscribed to before me this 11th day of August, 2025.

NOTARY PUBLIC

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 8/3/27