Karen Johnson Davidson County
Batch# 1338541 DEEDWARRSP
10/27/2025 09:12:30 AM 8 pgs
Fees: $43.00 Taxes: $23,125.00
20251027-0084976

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>Wesley D. Turner<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 Third Avenue South<br>Suite 1700<br>Nashville, TN 37201 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $6,250,000.00.<br><br>Sharon T. Mullen<br>**Affiant**<br><br>Subscribed and sworn to before me, this 23rd day of October, 2025.<br><br>Notary Public<br><br>My Commission Expires: 10/17/2027 |

JONNA L. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| CKPB Properties, LLC<br>4424 Peytonsville Road<br>Franklin, TN 37064 | SAME | 087-00-0-090.00;<br>087-00-0-092.00;<br>P/O 087-00-099.00; and<br>P/O 087-00-157.00 |

## SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK BATSON HOMES, INC.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CKPB PROPERTIES, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee,

more particularly described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

This conveyance is made subject to the matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (the "Permitted Encumbrances").

This is improved property known as 4222, 4226 and 4278 Central Pike, Hermitage, TN 37076
.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the 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, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, arising by, through or under the Grantor, but not further or otherwise.

*{Signature Page to Follow}*

**WITNESS** my hand effective as of the 24th day of October, 2025.

**FRANK BATSON HOMES, INC.,**
a Tennessee corporation

By: _____
Frank Batson, President

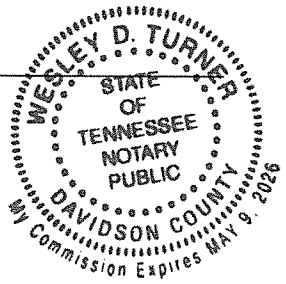
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK BATSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

**WITNESS** my hand, at office, this 17th day of October, 2025.

_____
Notary Public

My Commission Expires: _____



## EXHIBIT A

## PROPERTY DESCRIPTION

LAND LYING IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE; BOUNDED ON THE NORTH BY THE RIGHT OF WAY OF CENTRAL PIKE (70' RIGHT OF WAY); BOUNDED ON THE EAST BY METRO GOVERNMENT NE POWER BOARD AS RECORDED IN INSTURMENT NUMBER DB-20150630 0063290 OF THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C); BOUNDED ON THE SOUTH BY HOUSTON AND PEGGY HAGAR AS RECORDED IN INSTURMENT NUMBER QC-00010948 0000695 (R.O.D.C); BOUNDED ON THE WEST BY NHC/OP, LP AS RECORDED IN INSTURMENT NUMBER DB-20150331 0027607 (R.O.D.C), AND IS MORE PARTICULARLY DESCRIBED AS THE FOLLOWS:

BEGINNING AT AN 1/2" CAPPED IRON ROD FOUND 'CHERRY' IN THE SOUTHERN R.O.W. OF CENTRAL PIKE (70' R.O.W.), SAID ROD ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL AND LYING IN THE NORTHEAST CORNER OF NHC/OP, LP (INST NO. DB-20150331 0027607) AND HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH: 670,383.16 FEET, EAST: 1,796,698.31 FEET; NAD 83(2011), U.S. SURVEY FEET;

THENCE, ALONG THE SOUTHERN RIGHT OF WAY OF CENTRAL PIKE, THROUGH A CURVE TO THE RIGHT HAVING A CURVE LENGTH OF 191.12 FEET, A RADIUS OF 1380.23 FEET, WITH A DELTA ANGLE OF 07°56'05" AND A CHORD BEARING N 82°36'03" E WITH A CHORD LENGTH OF 190.97 FEET TO A POINT APPROXIMATELY 0.83 FEET NORTH OF A FOUND 3/4" ROD, SAID POINT BEING THE NORTHWEST CORNER OF CENTRAL PIKE CHURCH OF CHRIST, TRUST PROPERTY RECORDED IN INSTRUMENT NUMBER DB-00005669 00982 (R.O.D.C.);

THENCE, LEAVING SAID RIGHT OF WAY, ALONG THE WEST BOUNDARY OF CENTRAL PIKE CHURCH OF CHRIST, S 07°12'23 W, FOR A DISTANCE OF 245.63 FEET (PASSING THROUGH A 3" PIPE AT 220.46 FEET) TO A POINT ALONG A FENCE ALSO BEING THE SOUTHWESTERN CORNER OF CENTRAL PIKE CHURCH OF CHRIST, TRUST;

THENCE, ALONG THE SOUTHERN BOUNDARY OF CENTRAL PIKE CHURCH OF CHRIST AND FOLLOWING SAID FENCE, S 83°55'54" E, FOR A DISTANCE OF 529.97 FEET TO A FENCE POST ALSO BEING THE SOUTHEASTERN CORNER OF SAID PROPERTY;

THENCE, LEAVING SAID FENCE POST, N 01°52'43" E, FOR A DISTANCE OF 257.99 FEET TO A POINT ALONG THE SOUTHERN MARGIN OF CENTRAL PIKE ALSO BEING THE NORTHWESTERN CORNER OF PROPERTY OF CENTRAL PIKE CHURCH OF CHRIST, TRUST;

THENCE, ALONG THE SOUTH MARGIN OF CENTRAL PIKE R.O.W., S 82°21'36" E, FOR A DISTANCE OF 50.25 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHWESTERN

CORNER OF MELVIN D. MILLER PROPERTY RECORDED IN INSTRUMENT NUMBER DB-20120119 0005281 (R.O.D.C.);

THENCE, LEAVING CENTRAL PIKE SOUTHERN MARGIN AND ALONG MILLER WEST BOUNDARY, S 01°49'42" W, FOR A DISTANCE OF 230.84 FEET TO A FENCE POST ALSO BEING THE SOUTHWESTERN CORNER OF MILLER PROPERTY;

THENCE, LEAVING SAID FENCE POST AND FOLLOWING A FENCE ALONG MILLER'S SOUTHERN BOUNDARY, S 83°31'15" E, FOR A DISTANCE OF 296.82 FEET TO FOUND 1" PIPE, SAID PIPE BEING SHARED CORNER OF MARVIN AND LYNN DRAKE RECORDED IN INSTRUMENT NUMBER DB-20110512 0036675 (R.O.D.C);

THENCE, LEAVING SAID PIPE AND FOLLOWING A FENCE, S 83°30'28" E, FOR A DISTANCE OF 82.05 FEET TO A POINT ALONG SAID FENCE;

THENCE, CREATING A NEW SEVERANCE LINE ACROSS THE PROPERTY OWNED BY FRANK BATSON HOMES, LLC, THE FOLLOWING CALLS;

S 06°29'65" W, FOR A DISTANCE OF 87.52 FEET TO A POINT;
S 41°45'10" E, FOR A DISTANCE OF 439.06 FEET TO A POINT;
S 82°35'50" E, FOR A DISTANCE OF 75.00 FEET TO A POINT ALONG A FENCE, BEING ALONG THE WESTERN BOUNDARY OF METRO GOVT NE POWER BOARD;

THENCE, FOLLOWING SAID FENCE AND WEST BOUNDARY OF METRO GOVT NE POWER BOARD, S 07° 24'10" W, FOR A DISTANCE OF 426.62 FEET TO A FOUND 1/2" ROD ALSO BEING THE SOUTHEASTERN CORNER OF PROPERTY DESCRIBED HEREIN AND ALONG THE NORTH BOUNDARY OF HOUSTON & PEGGY HAGAR;

THENCE, FOLLOWING A FENCE LINE AND NORTH BOUNDARY OF HAGAR, N 82°58'18" W, FOR A DISTANCE OF 1563.67 FEET TO A FOUND 1/2" METAL ROD ALSO BEING SOUTHWESTERN CORNER OF PROPERTY DESCRIBED HEREIN, SAID ROD BEING ALONG THE EAST BOUNDARY OF NHC/OP, LP;

THENCE, FOLLOWING SAID FENCE AND EAST BOUNDARY OF NHC/OP, LP, N 08°11'00" E, FOR A DISTANCE OF 963.20 FEET TO THE POINT OF BEGINNING, CONTAINING 1,142,277 SQ. FT. OR 26.223 ACRES MORE OR LESS, FROM A SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., SEAN ALLEN MCGOWAN, TN RLS NO. 3516, 108 BEASLEY DRIVE, FRANKLIN, TN, 37064, DATED AUGUST 29, 2025, PROJECT NO. 242286.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE, THE FOLLOWING DESCRIBED PARCEL FOR EVANS CEMETERY:

COMMENCING AT AN 1/2" CAPPED IRON ROD FOUND 'CHERRY' IN THE SOUTHERN R.O.W. OF CENTRAL PIKE (70' R.O.W.), SAID ROD ALSO BEING THE NORTHEAST CORNER OF NHC/OP, LP (INST NO. DB-20150331 0027607) AND HAVING A TENNESSEE

STATE PLANE COORDINATE OF NORTH: 670,383.16 FEET, EAST: 1,796,698.31 FEET; NAD 83(2011), U.S. SURVEY FEET;

THENCE, ALONG A STRAIGHT LINE, S 43°14'36 E, FOR A DISTANCE OF 850.30 FEET TO THE POINT OF BEGINNING, BEING A FENCE POST FOUND AT THE NORTHWEST CORNER OF EVANS CEMETERY, HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH: 669,914.93 FEET, EAST: 1,797,138.68 FEET; NAD 83(2011), U.S. SURVEY FEET;

THENCE, ALONG THE BOUNDARY OF EVANS CEMETERY, GENERALLY FOLLOWING A PERIMETER FENCE, THE FOLLOWING CALLS:

S 83°02'03" E, WITH A DISTANCE OF 319.94 FEET TO A FENCE POST;
S 06°11'57" W, WITH A DISTANCE OF 99.88 FEET TO A FENCE POST;
N 82°44'39" W, WITH A DISTANCE OF 319.78 FEET TO A FENCE POST;
N 06°05'04" E, WITH A DISTANCE OF 98.26 FEET TO THE POINT OF BEGINNING, CONTAINING 31,683 SQ. FT. OR 0.727 ACRES MORE OR LESS FROM A SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., SEAN ALLEN MCGOWAN, TN RLS NO. 3516, 108 BEASLEY DRIVE, FRANKLIN, TN, 37064, DATED AUGUST 29, 2025, PROJECT NO. 24-2286.

TOGETHER WITH AN INGRESS AND EGRESS EASEMENT AS SET FORTH IN DEED BOOK 1081, PAGE 26, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, FOR THE BENEFIT OF ACCESS TO EVANS CEMETERY.

BEING PART OF THE SAME PROPERTY CONVEYED TO FRANK BATSON HOMES, INC., BY DEED FROM RAYMOND D. LANE, JR., ET AL, OF RECORD IN INSTRUMENT NO. 20230609-0044047, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BY QUITCLAIM DEED IN INSTRUMENT NO. 20240206-0008260, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

## EXHIBIT B

## PERMITTED ENCUMBRANCES

1. Right of Way Deed of record in Book 2148, page 246, Register's Office for Davidson County, Tennessee.

2. Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto, including ingress and egress easement of record in Book 1081, page 26, Register's Office for Davidson County, Tennessee.

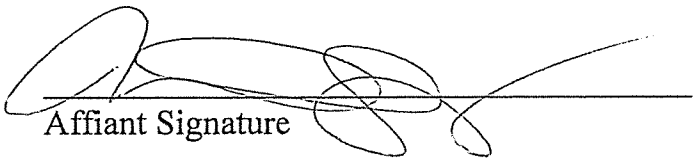
3. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

4. All matters shown on survey of Wilson & Associates, P.C., Sean Allen McGowan, TN RLS No. 3516, 108 Beasley Drive, Franklin, TN, 37064, dated August 29, 2025, Project No. 242286.

Certificate of Authenticity

I, Melissa Goetz, 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 10-24-2025.

Date



Affiant Signature

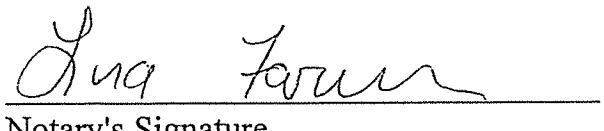
10-24-2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of OCTOBER, 2025.



Notary's Signature




My Commission Expires: 07-18-2028

Date

Notary's Seal (if on paper)