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|---|---|
| **THIS INSTRUMENT WAS PREPARED BY**<br>**Harpeth Escrow, LLC**<br>**117 Saundersville Road, Ste. 201**<br>**Hendersonville, TN 37075** | **STATE OF Tennessee**<br>**COUNTY OF Davidson**<br><br>The actual consideration or value, whichever is greater, for this transfer is **$1,000,350.00**.<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this **24th day of October, 2025**.<br><br>**Notary Public**<br>**My commission expires:** |

Karen Johnson Davidson County
Batch # 1338795 DEEDWARR
10/27/2025 02:13:56 PM 4 pgs
Fees: $23.00 Taxes: $3,701.30
20251027-0085328

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Copperline Ranch Agricenter, LLC**<br>**3163 Brandau Road**<br>**Hermitage, TN 37076** | Farm Credit Mid-America, FLCA<br>12501 Lakefront Place<br>PO Box 34390<br>Louisville, KY 40232 | **086 00 0 230.00,**<br>**086-00-0-767**<br>Account No. |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Chris A. Hentz, and Myra Renee Hentz, a married couple**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Copperline Ranch Agricenter, LLC**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

**Tract I:**

**Land located the 14th Councilmanic District of Nashville, Davidson County, Tennessee, said land being described according to a survey dated 2/26/08 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN.R.L.S. No. 1838) as follows:**

**Beginning at an iron rod (new) on the Southerly margin of Brandau Road, said rod being the Northeast corner of Anthony E. Quinn (Book 8514, Page 441 R.O.D.C., TN.) and the Northwest corner of the herein described land;**

**Thence with said margin of road N 49 deg. 46' 51" E 25.23 feet to an iron rod (new), said rod being the Northeast corner of the herein described land;**

**Thence leaving said margin of road and severing the land of Chris A. Hentz and Regina E. Hentz (Instrument # 20040511-0053687 R.O.D.C., TN) with three new lines as follows: S 65 deg. 42' 09" E 183.86 feet to an iron rod (new); thence S 26 deg. 52' 48" E 101.85 feet to an iron rod (new); thence S 47 deg. 29' 27" E 806.36 feet to an iron rod (new), said rod being a common corner with Anthony E. Quinn (Book 8514, Page 441 R.O.D.C., TN) and the Southeast corner of the herein described land;**

**Thence with Quinn the following three calls: S 84 deg. 17' 12" W 699.19 feet to an iron rod (new), said rod being the Southwest corner of the herein described land; thence N 05 deg. 39'59" W 612.83 feet to an iron rod (old); thence N 24 deg. 39' 40" W 170.38 feet to the point of beginning and containing 6.46 acres more or less.**

**Being the same property conveyed to Chris A. Hentz and Myra Renee Hentz, by Quitclaim Deed from Chris A. Hentz, of record in Instrument No. 20210121-0008934, in the Register's Office of Davidson County, Tennessee, dated January 20, 2021 and recorded January 21, 2021.**

**Being the same property conveyed to Chris A. Hentz, by Quitclaim Deed from Regina E. Jenkins (Formerly Known As Regina E. Hentz), of record in Instrument No. 20130514-0048440, in the Register's Office of Davidson County, Tennessee, dated May 09, 2013 and recorded May 14, 2013.**

**Being the same property conveyed to Chris A. Hentz and wife, Regina E. Hentz, by Quitclaim Deed from Chris A. Hentz and wife, Regina E. Hentz, of record in Instrument No. 20090928-0089727, in the Register's Office of Davidson County, Tennessee, dated September 22, 2009 and recorded September 28, 2009.**

**Being a part the same property conveyed to Chris A. Hentz and wife, Regina E. Hentz, by Warranty Deed from Linda R. Hentz, a widow, of record in Instrument No. 20040511-0053687, in the Register's Office of Davidson County, Tennessee, dated April 23, 2004 and recorded May 11, 2004.**

**Tract II:**

**Land located the 14th Councilmanic District of Davidson County, Tennessee, said land being described according to a survey dated 2/26/08 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN.R.L.S. No. 1838) as follows: Beginning at an iron rod (old) on the Southerly margin of Brandau Road, said rod being the Southwest corner of Lambert Brothers, Inc. (Book 2136, Page 559 R.O.D.C., TN.) and the Northwest corner of the herein described land; Thence leaving said road with the Southerly line of Lambert Brothers, Inc. and a fence S 87 degrees 54 min. 34 sec. E750.14 feet to a corner post, said corner post being the Northwest corner of Lakeside Woods Estates, Section 3 (Book 7900, Page 219 R.O.D.C., TN.) and the Northeast corner**

**of the herein described land; Thence with the Westerly line of James J. Walrond (Instrument #20000224-0018275 - Lot 18, Lakeside Woods Estates, Section 3), Bettie J. Sprangler (Instrument #2020226-0024292 - Lot 17, Lakeside Woods Estates, Section 3) and James E. Wilson (Instrument #20030424-0055111 - Lot 16, Lakeside Woods Estates, Section 3 R.O.D.C., TN.) S 00 degrees 28 min. 45 sec E 340.81 feet to a concrete monument old)_, said monument being the Southwest corner of Lakeside Woods Estates, Section 3 and a common corner with Anthony E. Quinn (Book 8514, Page 411 RODC, TN) and the herein described land; Thence with Quinn S 05 degrees 45 min. 53 sec. E 361.32 feet to an iron rod (new), said rod being the Southwest corner of the herein described land; Thence severing the land of Chris A. Hentz and Regina E. Hentz (Instrument #20040511-0053687 R.O.D.C., TN.) with three new lines as follows: N 47 degrees 29 min. 27 sec. W 806.36 feet to an iron rod (new); Thence N 26 degrees 52 min. 48 sec. W 101.85 feet to an iron rod (new); Thence N 65 degrees 42 min. 09 sec. W 183.86 feet to an iron rod (new) in the Southerly margin of Brandau Road and the Southeast corner of the herein described land; Thence with said margin of road N 49 degrees 46 min. 51 sec. E 25.23 feet to the point of beginning and containing 5.86 acres**
**more or less**

**Being the same property conveyed to Chris A. Hentz, by Quitclaim Deed from Regina E. Jenkins (Formerly Known As Regina E. Hentz), of record in Instrument No. 20130514-0048441, in the Register's Office of Davidson County, Tennessee, dated May 09, 2013 and recorded May 14, 2013. Being the same property conveyed to Chris A. Hentz and wife, Regina E. Hentz, by Quitclaim Deed from Chris A. Hentz and wife, Regina E. Hentz, of record in Instrument No.20090928-00897276 in the Register's Office of Davidson County, Tennessee, dated September 22, 2009 and recorded September 28, 2009. Being a part the same property conveyed to Chris A. Hentz and wife, Regina E. Hentz, by Warranty Deed from Linda R. Hentz, a widow, of record in Instrument No. 20040511-0053687, in the Register's Office of Davidson County, Tennessee, dated April 23, 2004 and recorded May 11, 2004. Clyde W. Hentz having since died, death certificate #99 4336, Tennessee Dept of Health, survived by his wife, Linda R. Hentz, as sole owner by right of survivorship.**

**As to Tract II, Myra Renee Hentz joins in the execution of the deed solely to convey her marital interest.**

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **3163 Brandau Road, Hermitage, TN 37076**, and **3165 Brandau Road, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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/our hand(s) this **24th day of October, 2025.**

**Chris A. Hentz**

**Myra Renee Hentz**

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

**On this 24th day of October, 2025, before me personally appeared Chris A Hentz and Myra Renee Hentz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

**Witness my hand, at office, this 24th day of October, 2025.**

**Notary Signature**
**My commission expires:** 11-3-25

