This instrument was prepared by:
J. Trent Lehman, Esq.
Lehman & Lehman
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

Karen Johnson
Batch # 1340689
10/31/2025 10 01 22 AM
Fees $28 00 Taxes $3,700 00

Davidson County
DEEDWARRSP
5 pgs

20251031-0086746

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NOS
South Harpeth Properties, LLC 807 Red Tanager Court Nashville, TN 37221	New Owner	041-08-0-033

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas Wilburn Tobitt and Carolyn Tobitt**("Grantor"), does hereby transfer and convey unto **South Harpeth Properties, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee and described with greater particularity in Exhibit A, attached and incorporated by reference (the "Property")

The above-referenced land is improved property commonly known as 3908 Dickerson Pike, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever;

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has a good right to sell and convey the same; and that the same is unencumbered, except for the encumbrances set forth on Exhibit B,

AND Grantor does further covenant and bind itself, its heirs, personal representatives and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

[The remainder of this page has intentionally been left blank, signatures to follow on next page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this October 20, 2025

GRANTOR:

Thomas Wilburn Tobitt

Carolyn Tobitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this October 20, 2025, before me personally appeared Thomas Wilburn Tobitt and Carolyn Tobitt, 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 October 20, 2025.

Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater for this transfer is $1,000,000.00

Affiant

Subscribed and sworn to before me this October 27, 2025

Notary Public
My Commission Expires 1-6-2028

CHARLES MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Property Description

Land in the 3rd Councilmanic District of Davidson County, Tennessee, being Lot No. 2 on the Plat of the First Revision of Lot 1 Caudle-Nipp-Wright Subdivision of record by Instrument No. 20101110-0090342, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Wilburn Tobitt and Carolyn Tobitt, husband and wife by Deed dated May 25, 2012 from Thomas Wilburn Tobbit and Marvin Leonard Wynnette, recorded May 31, 2012, in Instrument Number 20120531-0047092, in the Official Records of Davidson County, Tennessee.

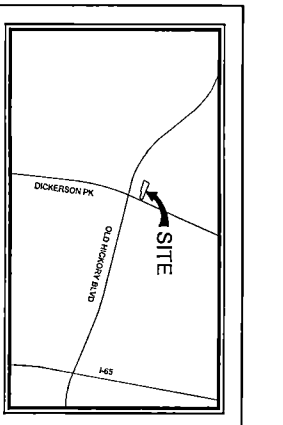
EXHIBIT B

Encumbrances

1. Easement for the flow of a branch along the west line of the premise as stated in Book 4301, Page 489, and Book 4835, Page 261, said Register's Office

2. Subject to all matters appearing on the Plan of record in 201011100090342, said Register's Office.

3. All matters appearing on the ALTA survey dated September 29, 2025, by Troy D. Walls TNRLS Number 2220.



VICINITY MAP
NOT TO SCALE

Tennessee 811
Know what's below.
Call before you dig

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE OR BELOW GROUND EXCEPT AS SHOWN. THE SURVEYOR HAS CORRELATED ONLY THE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN HEREON IS AT THE USER'S RISK. THE USER IS ADVISED TO CONSIDERED DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD ALSO BE VERIFIED WITH THE RESPECTIVE UTILITY COMPANY IN TENNESSEE IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OPERATORS OF INTENT TO EXCAVATE AT LEAST TWO WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT TENNESSEE ONE CALL 1-615-595-1397 OR 1-800-351-1111

NOTES

1. THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE CLIENT FOR THE PURPOSE OF ESTABLISHING THE EXISTING PROPERTY BOUNDARIES AND TOPOGRAPHY FEATURES.
2. SURVEY FIELD WORK BEGAN ON SEPTEMBER 16 2025
3. CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 25-9102 IRWIN TORGET DATED AUGUST 28 2025 WAS PROVIDED TO THIS SURVEYOR.
4. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 4100 NAD83 GPS EQUIPMENT WAS USED TO DETERMINE ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. THE SURVEYED PROPERTY TO
5. THE DATA WAS GATHERED USING A TRIMBLE R8 GPS RECEIVER TECHNIQUES WITH AN ELECTRONIC TOTAL STATION (TRIMBLE S6 ROBOTIC INSTRUMENT) DATA COLLECTOR (TRIMBLE TSC7 WITH ACCESS DATA COLLECTION SOFTWARE) AND/OR RECEIVING GLOBAL POSITIONING (GPS) BASE AND ROVER (CARLSON BRX7 GNSS RECEIVER)
6. BY GRAPHIC PLOTTING ONLY THIS PROPERTY SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP AND PANEL NUMBER 47037C0136H EFFECTIVE DATE APRIL 5 2017
7. CONTOURS WERE DERIVED FROM RANDOM FIELD SHOTS. CONTOUR INTERVAL 1 FOOT VERTICAL DATUM IS NAVD88
8. SUBJECT PROPERTY IS OF RECORD IN INSTRUMENT NUMBER 20120531-0047092 IN THE REGISTER OF DEEDS OFFICE OF DAVIDSON COUNTY TENNESSEE (R.O.D.C.TN)
9. SUBJECT PROPERTY IS SHOWN ON TAX MAP AND 41-06 AS PARCEL 33.00 OF THE DAVIDSON COUNTY TN PLANNING DEPARTMENT'S GIS WEBSITE.
10. SUBJECT PROPERTY IS SHOWN AS LOT 2 ON THE PLAT OF THE FIRST REVISION OF LOT 1 CAUDLE-KNIPP WRIGHT SUBDIVISION OF RECORD IN INSTRUMENT NUMBER 20101116-0092042 R.O.D. C. TN.
11. UNDERGROUND UTILITY MARKINGS SHOWN HEREON WERE DERIVED FROM FIELD LOCATED MARKINGS PROVIDED BY GPRS INC.
12. PER DAVIDSON COUNTY PARCEL VIEWER, THIS PROPERTY IS CURRENTLY ZONED CS COMMERCIAL SERVICE PER METRO MUNICODE DISTRICT BULK TABLE 17.12.020C MINIMUM BUILDING SETBACKS ARE AS FOLLOWS 20' REAR & NONE SIDE MAXIMUM HEIGHT AT SETBACK LINE 36'

13. OPEN CHANNEL DRAINAGE EASEMENT UNNAMED FOREST EASEMENT AND MANAGED BRUSH FOREST EASEMENT AS SHOWN HEREON WERE DERIVED FROM PLAT OF RECORD AND FIELD SHOTS OF THE EXISTING CREEK.

GPS NOTES
(1) TRIMBLE GPS FIELD PROCEDURE RTK
(2) EQUIPMENT CARLSON BRX7 GNSS RECEIVER
(3) DATES OF SURVEY SEPTEMBER 16 & 17, 2025
(4) DATUM NAD83(2011) EPOCH 2010
(5) GEOID MODEL GEOID18
(6) UNITS US SURVEY FEET
(7) COMBINED GRID TO GROUND AT POINT (POB) ANGLE 0°00'00"
(8) PUBLISHED/FIXED CONTROL USED: TDOT CORS STATION TNDH31
N 726593.49
E 1459939.39
(9) COMBINED GRID FACTOR(S) 0.999977325

WARNING

THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTIES NAMED HEREON AND THOSE PERSONS OR ENTITIES ADVISED NOT TO RELY UPON THE USE OF THIS SURVEY BY THE SURVEYOR. IT IS NOT TO BE USED OR REVISED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. ANY UNAUTHORIZED USE OR REVISION IS A VIOLATION OF FEDERAL COPYRIGHT LAWS.

FOR:
IRWIN CONCRETE CONSTRUCTION LLC
SHANE IRWIN
807 RED TAVASCI CT
NASHVILLE TN 37221
615.418.3908

SURVEYOR'S CERTIFICATE

TO: JAMES STEPHEN IRWIN CHICAGO TITLE INSURANCE COMPANY, IRWIN MORTON PLLC, SOUTH HARPETH PROPERTIES LLC, FIRST NATIONAL BANK OF MIDDLE TENNESSEE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-5 6(a) 6(b) 7(a) 7(b)(1) 10 11(a) 13 19 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 17, 2025

DATE OF PLAT OR MAP: SEPTEMBER 29, 2025

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-5 6(a) 6(b) 7(a) 7(b)(1) 10 11(a) 13 19 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 17, 2025

DATE OF PLAT OR MAP: SEPTEMBER 29, 2025

TROY D. HOLT
TENNESSEE
2320
REGISTERED LAND SURVEYOR

SCHEDULE B SECTION II

6. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND (AFFECTS SHOWN HEREON)
11. SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 7900 PAGE 359 AND INSTRUMENT NO. 20101116-0092042 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE (AFFECTS SHOWN HEREON)
12. AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE OF RECORD IN BOOK 6099 PAGE 522 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE (DOES NOT AFFECT SHOWN HEREON)
13. TERMS AND CONDITIONS OF A LEASE BY AND BETWEEN DR. HAROLD C. CAUDLE AND STEVENSON DISPLAYS AS EVIDENCED IN A MEMORANDUM OF LEASE OF RECORD IN BOOK 7905 PAGE 917 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE
14. SUBJECT TO THE FLOW OF ANY CREEKS STREAMS OR BRANCHES ACROSS SUBJECT PROPERTY (AFFECTS SHOWN HEREON)

RECORD DESCRIPTION

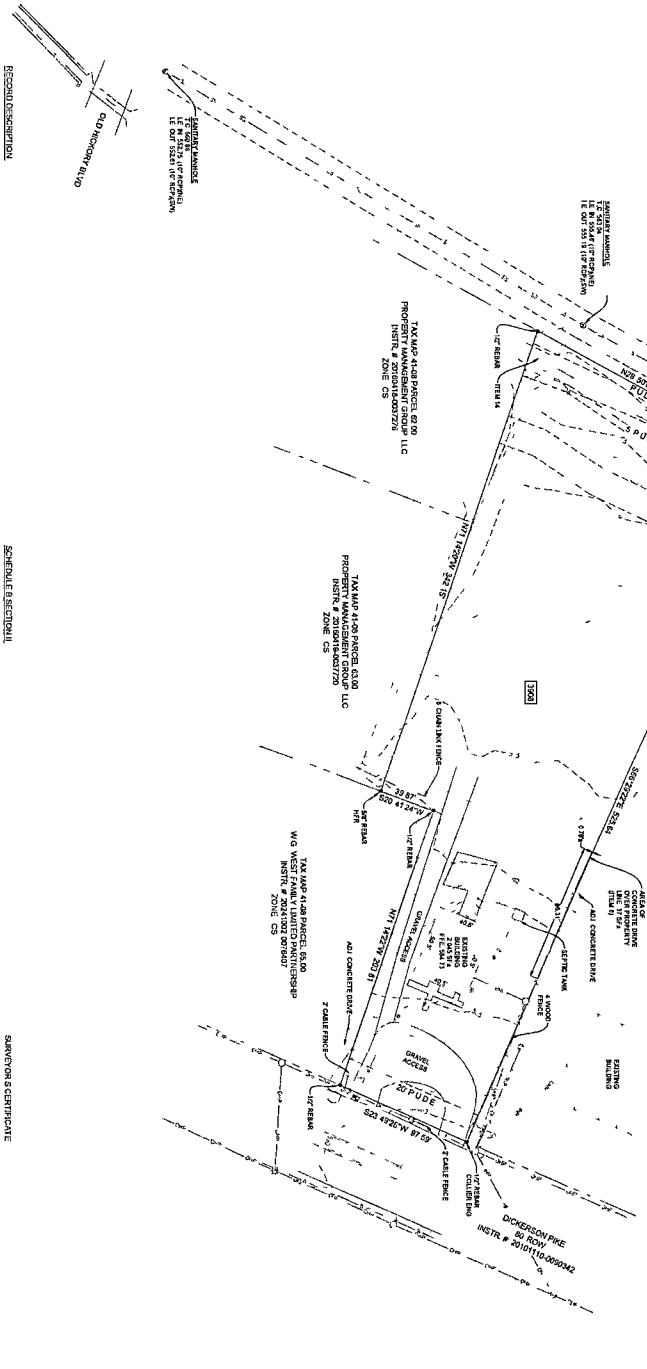
BEING LOT NO. 2 AS SHOWN ON THE FIRST REVISION OF LOT 1 OF CAUDLE-KNIPP WRIGHT SUBDIVISION OF RECORD IN INSTRUMENT NO. 20101116-0092042 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DR. HAROLD C. CAUDLE AND WIFE, JUNE A. CAUDLE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 11, 1999 AND RECORDED ON JANUARY 19, 1999 IN BOOK 8488, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HAROLD C. CAUDLE BY CLIFTON HAM, DEED FROM JUNE A. CAUDLE, WIFE OF HAROLD C. CAUDLE OF RECORD IN BOOK 4585, PAGE 951, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 12, 1974 AND RECORDED ON JULY 17, 1974 SAID HAROLD C. CAUDLE HAVING BEEN ADJUDICATED INCOMPETENT BY THE CHANCERY COURT OF DAVIDSON COUNTY, TENNESSEE, BY ORDER OF RECORD IN BOOK 8488, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE IN ACCORDANCE WITH THE TERMS OF THE WILL. JUNE A. CAUDLE IS NAMED AS DEVISEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO THOMAS WILBURN TORBET AND MARVIN LEONARD WYNNETTE, AS TENANT'S IN COMMON BY QUITCLAIM DEED FROM JUNE A. CAUDLE OF RECORD IN BOOK 10275 PAGE 305, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DATED NOVEMBER 28, 1995 AND RECORDED ON DECEMBER 1, 1995

BEING THE SAME PROPERTY CONVEYED TO THOMAS WILBURN TORBET AND WIFE, CHERYL TORBET BY WARRANTY DEED WITH LIFE ESTATE FROM MARVIN LEONARD WYNNETTE OF RECORD IN INSTRUMENT NO. 20120531-0047092 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 25, 2012 AND RECORDED ON MAY 31, 2012.



SITEWORK LEGEND			
	SYM	UTILITY	SYM
	W	WATER LINE	W
	SS	SANITARY SEWER	SS
	D	STORM DRAIN	D
	OHP	OVERHEAD LINE	OHP
		CENTER LINE CREEK	
		FENCE LINE	
		BUILDING FACE	
		CONCRETE	

REVISIONS			
NO	DATE	BY	DESCRIPTION
1	10.13.25	SBT	ADDITIONAL CERTIFIED PARTIES

COLLIER ENGINEERING CO., INC.

NASHVILLE OFFICE
2949 NOLENSVILLE PIKE
NASHVILLE, TENNESSEE 37211

PHONE (615) 331 1441
FAX. (615) 331 1050

DICKSON OFFICE
714c COLLEGE STREET
DICKSON TENNESSEE 37055

ALTA/NSPS LAND TITLE SURVEY
3908 DICKERSON PIKE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE	09/29/2025
SURVEY BY	SBT
DRAWN BY	TDH
CHECKED BY	SBT

ALTA SURVEY

SHEET NO 1 OF 1