2025-1882-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1369926 DEEDWARR
01/15/2026 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $5,809.38
20260115-0003748

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$1,570,102.00.**

Affiant

Subscribed and sworn to before me this 12 day of January, 2026

Notary Public

My Commission expires: 8/3/26
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
CLQ Development, LLC	CLQ Development, LLC	Part of 025-00-0-055
4652 Majestic Meadows Drive	4652 Majestic Meadows Drive	
Arrington, TN 37014	Arrington, TN 37014	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Last of the Loggers, LLC, a Tennessee Limited Liability Company, and Dania McVicker**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **CLQ Development, LLC, a Tennessee Limited Liability Company**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A tract of land in the 10th District, Davidson County, Tennessee. Tract being bounded on the north and west by the Right of Way (ROW) of Moncrief Ave on the east by the Andrew Dahlhauser Tract as recorded in IN. 201409080081941 Register's Office, Davidson County, Tennessee (RODC), by the Franklin Heights Subdivision Ph. 2 Sec. 2 as recorded in Plat Book 8250, Page 219, RODC and by the remainder of the Dania McVickers and Last of the Loggers LLC. tract as recorded in IN. 202404190028299, RODC., and on the south Ray Virgil tract as recorded in Deed Book 4607, Page 232, RODC Tract being described as follows:

Point of beginning an iron rod old with an Elliot cap at the northeastern corner of the Ray Virgil tract
thence North 59°45'53" West a distance of 109.00' to a point;
thence North 46°49'13" West a distance of 56.61' to an iron rod old with an Elliot cap;
thence with said ROW with a curve turning to the left with an arc length of 156.56', with a radius of 283.15', with a chord bearing of North 74°23'38" East, with a chord length of 154.57', to a point;
thence with a compound curve turning to the left with an arc length of 149.92', with a radius of 409.27', with a chord bearing of North 48°03'26" East, with a chord length of 149.08', to a point;
thence North 37°49'19" East a distance of 435.67' to a point;
thence with a curve turning to the left with an arc length of 257.74', with a radius of 1795.18', with a chord bearing of North 33°24'19" East, with a chord length of 257.52', to a point;
thence North 28°59'19" East a distance of 387.78' to a point;
thence with a curve turning to the right with an arc length of 359.59', with a radius of 508.00', with a chord bearing of North 49°16'02" East, with a chord length of 352.13', to a point;
thence North 69°32'46" East a distance of 275.32' to a point;
thence with a curve turning to the right with an arc length of 233.83', with a radius of 1308.00', with a chord bearing of North 74°40'03" East, with a chord length of 233.52', to a point;
thence with a compound curve turning to the right with an arc length of 19.98', with a radius of 758.00', with a chord bearing of North 80°32'39" East, with a chord length of 19.98', to an iron rod old with an Elliot cap;

thence with the common line of the Andrew Dahlhauser Tract and the Franklin Heights Subdivision South 08°14'20" West a distance of 542.83' to an iron rod old with an Elliot cap a point;
thence South 14°25'18" West a distance of 592.44' to a point;
thence with a new line North 86°11'49" West a distance of 157.30' to a point;
thence North 87°16'48" West a distance of 17.39' to a point;
thence with a curve turning to the left with an arc length of 217.69', with a radius of 460.00', with a chord bearing of South 78°04'47" West, with a chord length of 215.66', to a point;
thence North 39°11'47" West a distance of 9.33' to a point;
thence South 50°48'13" West a distance of 71.74' to a point;
thence South 50°48'13" West a distance of 107.14' to a point;
thence South 50°10'12" West a distance of 3.10' to a point;
thence with a curve turning to the left with an arc length of 48.76', with a radius of 140.00', with a chord bearing of South 39°33'28" West, with a chord length of 48.52', to a point;
thence South 29°34'31" West a distance of 134.74' to a point;
thence South 29°35'16" West a distance of 91.53' to a point;
thence with a curve turning to the right with an arc length of 364.63', with a radius of 450.00', with a chord bearing of South 52°55'06" West, with a chord length of 354.73', to a point;
thence South 64°44'22" West a distance of 61.44' to a point;
thence with a curve turning to the right with an arc length of 167.95', with a radius of 225.00', with a chord bearing of North 34°34'18" West, with a chord length of 164.08', to a point;
thence with a reverse curve turning to the left with an arc length of 28.70', with a radius of 25.00', with a chord bearing of North 46°04'14" West, with a chord length of 27.15', to a point;
thence with a reverse curve turning to the right with an arc length of 146.05', with a radius of 315.00', with a chord bearing of North 65°40'15" West, with a chord length of 144.75', to a point;
thence South 33°44'07" West a distance of 13.69' to the point of beginning,

Having an area of 1,111,942 square feet or 25.53 acres.

Being part of the same property conveyed Dania McVickers and Last of the Loggers, LLC, by Quitclaim Deed from Dania McVickers, of record in Instrument Number 20240419-0028299, Register's Office for Davidson County, Tennessee. Further being part of the property conveyed to Dania McVicker and Last of the Loggers, LLC, by Quitclaim Deed from Dania McVicker and Last of the Loggers, LLC, of record in Instrument Number 20251230-0103563 said Register's Office.

The said Dania McVickers and Dania McVicker are one and the same person.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2026 and subsequent years, a lien not yet due and payable.**
2. **Water Line Utility Easement Agreement, and the terms, conditions, and provisions thereof in favor of Last of the Loggers, LLC dated March 26, 2025, recorded May 16, 2025 as Instrument No. 20250516-0038908, in the Davidson County Register of Deeds Office.**
3. **Easement, and the terms, conditions, and provisions thereof in favor of Madison Suburban Utility District dated May 25, 1971, recorded June 3, 1971 as Book 4507, Page 537, in the Davidson County Register of Deeds Office.**
4. **Covenants, conditions, restrictions and easements contained in Restrictive Covenants for McVicker's Property dated March 11, 2019, recorded March 15, 2019 as Instrument No. 20190315-0023959, in the Davidson County Register of Deeds Office.**
5. **Application for Greenbelt Assessment - Agricultural, of record in Instrument No. 20250103-0000594, in the Register's Office for Davidson County, Tennessee. Possible Rollback Taxes and other damages in event of a change of use of land and loss of Greenbelt classification.**
6. **Easements in Installment Deeds as set forth in Book 4751, Page 640 and Book 5121, Page 168, in the Davidson County Register of Deeds Office.**

This is unimproved property known as: **466 Moncrief Avenue, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 12th day of January, 2026.

Last of the Loggers, LLC, a Tennessee Limited Liability Company

By: _____
Mark Hanson, Manager

_____
Dania McVicker

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dania McVicker,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 12th day of January, 2026.

_____ My commission expires 8/3/26
Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 12 day of January, 2026, before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Mark Hanson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **Last of the Loggers, LLC,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand, at office, this 12th day of January, 2026.

_____ My Commission Expires: 8/3/26
NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 **1/12/2026** (date of document).

_____
Affiant Signature
Date **1/12/2026**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **12** day of **January**, 2026.

_____
Notary's Signature
MY COMMISSION EXPIRES: 2/7/2029

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY